Town of Holly Springs
Planning Board
7:00 PM **Tuesday, June 24, 2025**
Regular Meeting
Holly Springs Town Hall Council Chambers
128 S. Main Street, 2nd Floor

Agenda

Call to Order

Roll Call

Pledge of Allegiance

Invocation

Agenda Adjustment

Approval of Minutes

1. May 27, 2025 Regular Meeting Minutes

Town Council Meeting Representative

Public Comment Notes on the Comment Period -Each speaker may speak up to 3 minutes, and the total comment period will be 15 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

-Each speaker may speak up to 3 minutes, and the total comment period will be 15 minutes or less. Citizens should sign up with the Town Clerk to speak prior to the start of the meeting. Although the Council is interested in hearing your concerns, speakers should not expect Council action or deliberation on subject matter brought up during the Public Comment segment. Topics requiring further investigation will be referred to the appropriate town officials or staff and may be scheduled for a future agenda. Thank you for your consideration of the Town Council, staff, and other speakers.

Zone Map Change Petitions

2. 25-REZ-03 4016 Berman Edge Rd Rezoning

Major Subdivision Plans

3. 25-MAS-01 Hazel Ridge Major Subdivision Plan

Development Plans

4. 21-DP-06-A02 1317 N Main St. Development Plan Major Amendment

Other Business

5. Town Council Official Action Overview

6. Committee Reports

7. Development Services Report

8. Other Business

Adjournment

In accordance with ADA regulations please contact the Town Clerk's office at least 48 hours before the meeting to request an auxiliary aid or service needed to participate in this meeting:
linda.mckinney@hollyspringsnc.us 919-557-3900

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 1.

New Business
Title: May 27, 2025 Regular Meeting Minutes
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Nikki St. Pierre, Development Services

Action(s):

- Approve May 27, 2025 minutes

Explanation:

Background:

Funding Source(s):

Attachment(s):
1. May_27_2025_PB_Minutes-DRAFT

Town of Holly Springs
PLANNING BOARD MEETING MINUTES
Tuesday May 27, 2025 - 7:00 p.m.

Agenda Item #1, 2, 3 & 4:

The Planning Board of the Town of Holly Springs met for their regularly scheduled meeting on **May 27, 2025.** At 7:00 p.m. after determining a quorum was present, Chair Madoni called the meeting to order.

Staff Members Present:
Sean Ryan, Planning Division Manager
Cheryl Caines, Senior Planner
Brett Gosney, Planner II
Catherine Jacobs, Engineering Manager
Elliot Blonshine, Development Review Engineer
Jay Osbourne, Asst. Town Attorney
Mackenzie Fretz, Board Clerk

The Board completed roll call.

Members Present:
Rick Madoni, *Chair*
Thomas Urquhart, *Vice-Chair*
Roger Bess, *ETJ*
Van Crandall
Joseph Cuccurullo
Joanna Holder
Sara Kempin
Craig Kessler
Josh Prizer

Members Absent:

The Board recited the Pledge of Allegiance, and the meeting opened with an invocation by Mr. Cuccurullo

Agenda Item #5: Agenda Adjustment

1. **24-REZ-07 Mira Ridge Rezoning**

Motion:
Motion to adopt a modified agenda to remove 24-REZ-07 Mira Ridge from the May 27, 2025 Planning Board Agenda for consideration at a later date to be determined.

Motion by: Mr. Urquhart
Second by: Ms. Madoni
Action: The Planning Board vote in favor of the motion (9-0)

Agenda Item #6: Minutes

a. *March 25, 2025, Minutes*

Motion:
Motion to approve March 25, 2025, Minutes.

Motion by: Mr. Prizer
Second by: Ms. Holder
Action: The Planning Board vote in favor of the motion (9-0)

Agenda Item #7: Town Council Representative

a. Planning Board Representation for Town Council
   - June 17: Craig Kessler
   - July 15: Joe Cuccurullo

Agenda Item #8: Public Comment Period

There were none.

Agenda Item #9: Zone Map Change Petition

a. 1220 N Main (Overlook) (25-REZ-01) – Rezoning
Conditional Zoning District for 9.54 acres from Neighborhood Mixed Use to Community Business Conditional Zoning District at 1220 N Main Street.

Ms. Caines presents the Staff report to the Board.

Mr. Blonshine continues to present the Staff report to the Board, focusing on Public Utilities and Transportation.

Applicant / Speaker:
Jason Barron
Morningstar Law Group
434 Fayetteville Street Suite 2200
Raleigh, NC 27601

Matt Honeycutt
CBC Real Estate
2619 Western Blvd.
Raleigh, NC 27606

Laura Holloman
McAdams
621 Hillsborough St. Suite 500
Raleigh, NC 27603

Mr. Barron introduces himself and presents the applicants report to the Board.

Chair Madoni asks if the Board has any questions for the applicant.

Ms. Kempin asks about crosswalks, parking spaces and the targeted age group of the proposed plan.

Mr. Barron states that the crosswalks are standard crosswalks and then proceeds to explain their plan for future parking. Mr. Barron stated he would guess the age group would be around thirty-five and under.

Mr. Kessler asks about the types of units and if any will be workforce housing, ensuring safety within the area for both traffic and pedestrians, and the rooftop retail area.

Mr. Barron states that the units will not be workforce housing and they will vary and be more of a studio style living. There are currently no enchantments to safety currently, but they are aware as the project moves forward. The rooftop area will be twenty-five hundred square feet closed, and the remainder will be outdoors.

Mr. Bess states that this project appears to be mostly residential and not a lot of retail and that he does not see any difference between the feedback received in LUAC to today's presentation.

The amount of non-residential was increased from nine thousand to thirteen thousand square feet between LUAC and now. Some of the feedback received was unable to be accommodated.

Mr. Crandall mentions that there is a heavy emphasis in connecting the area to the ballpark and is curious about pedestrian's crosswalk to the ballpark and whether the Holly Springs Police Department has taken a look at the plans as he is concerned with pedestrians crossing multiple lanes.

Ms. Caines addresses Mr. Crandall stating that staff shared plans with the police chief.

Mr. Barron states there is an experience in this market that have pedestrians cross multiple lanes.

Mr. Crandall raises concerns about the impacts from the commercial area and additional pedestrian activity, as well as what the signage of the building will be.

Mr. Honeycutt answers signage will likely be the name of the project.

Mr. Crandall addresses Mr. Barron and asks if four stories instead of five was ever considered for the two hundred- and thirty-seven-unit residential portion.

Mr. Barron states this would not be feasible within the economy and to get to two hundred- and thirty-seven, five stories are necessary.

Mr. Crandall raises concerns about the size of the commercial area being only thirteen thousand and the types of retail that would go in.

Mr. Barron states he would think something similar to a restaurant and retail similar to what is seen on Main Street.

Mr. Urquhart states that at the public hearing Council stated that the residential to commercial was disproportionate and that more commercial/retail and open space was desired; has the open space issue been addressed?

Ms. Holloman states there is an existing pond, and they have added a dog park but due to the easements within property, open space options are limited. We have extended the streetscape in front of the buildings to help supplement open space where we can. The look will be similar to N Main Street. We want to look connected to the surrounding areas and have an inviting, fresh, and modern look.

Ms. Holder asks what the distance from the property to the bus stop is on the Ting Park side.

Mr. Barron states that it is about a quarter of a mile from the property to the bus stop.

Ms. Holder follows up and states the distance to the bus stop would be attractive for this project.

Ms. Holder then states that the Public and Council mentioned the desire for rent controlled units and is interested in their response from that feedback.

Mr. Barron states that it is tough to execute this where the market is currently. It is tough to get any money lent to use towards affordable housing at this time. I would like to say that we could add the condition and finance this, but we don't.

Mr. Prizer states that they have done a terrific job with this property and have a couple of points for clarification. You are just asking for one sign. Mr. Barron states correct. Mr. Prizer says he was at the LUAC and at that time there were approximately two hundred units at that time and would like clarification on how the units changed.

Mr. Barron answers that they now have a better placement understanding of the site than at the time of the LUAC meeting.

Mr. Prizer mentions that he would really like to see more retail within the property.

Mr. Cuccurullo says he has a few concerns and points out there are currently a large number of units already under construction within the surrounding area. We have 277 units at Main Street Vista, 43 units at 120 N Main and 124 at Sportsmanship Crossing this project would add an additional 237 units within a one-mile stretch. Density within the area is a huge concern. This project's unit number is higher than what was presented at LUAC and increased units offsets possible retail that Council and community has asked for.

Mr. Barron clarifies this is a mixed-use development; the Towns Comprehensive Plan talks about placing density on properties that make sense, and this is a place where density makes sense. This will feed current businesses that are already downtown, it feeds businesses that want to come downtown. Retail will look to build around density.

Mr. Cuccurullo states this is more density than is allowed in the area because we must rezone the property to add additional density.

Mr. Barron answers this is because we are not compliant with the zoning of the property, but it is compliant with the comprehensive plan.

Mr. Cuccurullo then expresses concerns that we don't know the full impact of traffic within that area that already has issues with traffic. Additionally, why are we going primarily residential with apartments adjacent to what is already an entertainment center. We have an opportunity to do something different for the community and currently I don't see how this is adding to the community; it's only adding more apartments. What do you think this is adding to our community?

Mr. Barron answers that this project is adding a million dollars on sewer improvements to the Town. This is a million dollars of improvements that are not connected with this project at all. You will be getting completion of N Main Street that was not done when the park was built. There are also improvements to the storm/sewer regardless of this site those are being fixed. There are a lot of things unseen that are a part of this proposal that are very important aspects that improve what the public must spend their money on. What you are providing is a future home for a lot of people to be able to live in a place that everybody loves.

Mr. Cuccurullo says I understand and personally think that it's a low amount of commercial that does not allow for greater use of commercial that the Town desires and will bring greater density to the area. This seems to highly favor the developer and will not come at zero cost to the taxpayer.

Mr. Bess clarifies that Mr. Barrons interpretation of the project location on a high-density property is in fact a mixed-use property use and not necessarily meant for high density within this area.

Mr. Prizer asks if there is any flexibility in taking down some units to add additional retail.

Mr. Barron states at this point no, there is no flexibility.

Chair Madoni asks If the building that runs across Main Street went away, how many units would be lost being that we are adding 237 units; does this cut it down to 100 closer to what the current zoning is for?

Mr. Barron and team state they would guess there would essentially be a 35 to 40% residential loss but would make the project more compliant with the in-line zoning as it is today. Loss of units will cause financial loss.

Chair Madoni asks about the traffic study.

Mr. Blonshine shares that the daily traffic is just under 2,000 trips; the traffic study took existing approved projects into account. One of the project improvements is road widening; they will add a lane extension and turn lane, modify traffic signals to new lanes, have a dedicated right turn into their site and add the Acre Creek Way dedicated turn lane on to the site.

Chair Madoni states that with the added trips and residential, he does not see how this benefits the public based on the traffic study.

Mr. Cuccurullo stresses that there are currently traffic concerns from the approved surrounding projects under construction. We already have frustrated residents from the existing traffic currently within Main Street today.

Mr. Crandall asks about public art within the project.

Ms. Holloman says they are open to public art to look for opportunities.

There were no further questions to the applicant or staff from the Board.

In Board discussion:

Mr. Prizer states that this project has good potential but that it is maybe not there yet. It needs more commercial, but I do appreciate the efforts the project intends to make.

The Board talks about changing the entire first floor of building one to commercial and if this would change the traffic flow enough but that it would reduce the residential.

Mr. Bess says I think the town would gain a lot more by adding additional commercial to that area.

Chair Madoni brings up not only is the Salamander's field there but there are also soccer fields that hold tournaments as well. It would be nice to have commercial around the area so they don't have to go all the way up to the Target area.

Mr. Cuccurullo agrees and states that is what he means by missing the mark on them feeding into one another between this property and the Salamanders along with Wake FC.

Ms. Holder says she thinks we are experiencing a life cycle of a growing town and with that comes jobs and a need for housing and naturally traffic. This complex offers a trendy attractive lifestyle not offered by other apartment complexes within the area. This adds a positive characteristic to the town. There is a positive of

being close to a bus route that can assist with commuting. We should look at this project a bit differently. You can say I am in favor of this development.

Mr. Kessler follows Ms. Holder, stating that it seems you would have to add the residential piece first in order to bring good commercial to the area and the project is clear about that.

Chair Madoini then says that we always say that we need to have enough housing for those who plan to come and work here; surrounding areas commute such as the RTP area; not everyone who works in Holly Springs will live in Holly Springs they may go a town over where it is more affordable and more for their money.

The Board discusses other vacant properties and possibilities surrounding this project and the stadium.

The Board decides to move forward with a motion.

Motion:
Staff Recommended Plan Consistency Statement
The requested Zoning Map Amendment from NMX Neighborhood Mixed Use to CB-CD Community Business Conditional Zoning District is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Mixed Use Center and the Community Business District includes a mix of commercial uses and apartments which guide the Center's transformation and build upon the existing parks, entertainment uses, and residential development. The requested rezoning is reasonable and in the public interest because the mix of residential and commercial uses, density, pedestrian connectivity to the surrounding area, transportation and utility infrastructure enhancements, and variety of open spaces will bring more activity, housing choices, and services to the Mixed-Use Center.

Motion by: Ms. Holder
Second by: Mr. Kessler
Action: The Planning Board voted in favor of the motion (6-3).
Motion Approved.

Those in favor: Ms. Holder, Mr. Cuccurullo, Mr. Prizer, Mr. Kessler, Ms. Kempin, Mr. Urquhart
Those against: Chair Madoni, Mr. Bess, Mr. Crandall

Motion:
Motion to recommend that the Town Council approve Zoning Map Amendment Petition #25-REZ-01 to change the zoning of 9.84 acres of acres of Wake County PINs# 0649981185, 0649984283, and 0649985564 from NMX: Neighborhood Mixed Use to CB-CD: Community Business Conditional Zoning District as submitted by McAdams, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Motion by: Ms. Holder
Second by: Mr. Kessler
Action: The Planning Board voted against the motion (2-7).
Motion denied

Those in favor: Ms. Holder & Mr. Kessler
Those against: Mr. Cuccurullo, Mr. Prizer, Mr. Urquhart, Chair Madoni, Mr. Crandall, Mr. Bess, & Ms. Kempin

Motion:

Motion to dismiss Mr. Prizer from the remainder of the May 27th, 2025 Planning Board meeting due to a personal matter.

Motion by: Chair Madoni
Second by: Mr. Cuccurullo

Agenda Item #10: Major Subdivision Plans

---

a. ***Cass Holt Crossing Major Subdivision Plan (24-MAS-01)***
Major subdivision plan for a 46.15 acre 56 lot detached dwelling and 50 lot attached dwelling subdivision plan located at 5608 Cass Holt Road.

Mr. Gosney presents the Staff report to the Board

Ms. Jacobs continues to present the Staff report to the Board, focusing on Public Utilities and Transportation.

Applicant / Speaker:
Jason Barron
Morningstar Law Group
434 Fayetteville Street Suite 2200
Raleigh, NC 27601

Mr. Barron introduces himself and presents the applicants report to the Board.

Mr. Cuccurullo asks how this road widening with improvements that are currently going on.

Mr. Barron answers that the projects have coordinated in relation to the Cass Holt North and South of the site.

Mr. Urquhart asks about the approximate lot sizes.

Mr. Barron states the lot sizes vary.

Mr. Kessler asks if there will be any affordable housing.

Mr. Barron: No

Ms. Kempin asks about the size of detached units and if there is a crosswalk provided at the intersection of Cass Holt and Honeycutt.

Mr. Barron answers the size of units will be around 5,000 square feet and there is a crosswalk for walkability tying into the schools and sidewalks.

Chair Madoni asks about traffic signalization and greenway connection.

Mr. Barron states that there is no signalization currently but is monitoring for it. There is a connection to the sidewalk connection that leads to the park.

There was no Board discussion.

The Board moved to motions.

Motion:
Motion that the Planning Board recommend the Town Council approve Major Subdivision Plan 24-MAS-01 for Cass Holt Crossing, as submitted by William Daniel, dated revised 4/11/2025, with staff recommended conditions, and to forward the Planning Board Action Report with the Recommendation, to Town Council.

Motion by: Mr. Bess
Second by: Ms. Kempin
Action: The Planning Board voted in favor of the motion (9-0)

Agenda Item #11: Other Business

a. Town Council Official Action Overviews

25-UDO-01 2024 Semi-Annual UDO Updates – Approved
24-REZ-02 4500 Old Holly Springs Apex – Continued to June

b. Committee Reports

LUAC (Joseph Cuccurullo / Josh Prizer)

i. Last meeting: Canceled
Next meeting: Canceled

Tree Advisory Committee (Joanna Holder / Sara Kempin)

- Wild About Nature – Highlights from May 17
- Last Meeting: April 14
- Next Meeting: July 14

c. Development Services Report

none

d. Other Business

The Board discusses the public hearing process.

Agenda Item #12: Adjournment

Motion:
Motion to adjourn.

Motion by: Mr. Urquahrt
Second by: Ms. Holder
Action: The Planning Board voted in favor of the motion (9-0)
Time: 9:20pm

_____

Mackenzie Fretz
Planning Board Clerk

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 2.

Development Services
Title: 25-REZ-03 4016 Berman Edge Rd Rezoning
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Conor Ryan, Development Services, Elliot Blonshine, Development Services

Action(s):

- Adopt Consistency Statement.
- Recommend to Town Council to approve/deny 25-REZ-03 4016 Berman Edge Rd Rezoning from RR Rural Residential to SR Suburban Residential and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Explanation:

- The Town has received a Rezoning request to rezone a 1-acre site at 4016 Berman Edge Road from RR Rural Residential to SR Suburban Residential to allow for a two-lot subdivision.
- The request is for a general-use rezoning from one Unified Development Ordinance (UDO) zoning district to another and not a Conditional Zoning District, which allows modified standards. Future subdivision and development of the site will adhere to all UDO requirements.

Staff Recommendation: Approve

Town Council Public Hearing:

- The legislative public hearing process for Type 6 reviews, including rezoning, is prior to the Planning Board review and recommendation.
- The public hearing was held on June 17, 2025. A link to the public hearing video is included in the staff report.
- A summary of the issues raised at the public hearing and feedback provided to the applicant is included in the staff report.

Background:

- The Town Council adopted an amendment to the Unfied Development Ordinance (UDO) in 2024 that updated the process for legislative cases such as rezoning and UDO amendments.
- Included in this update was a change to the timing of the public hearing - changing the

public hearing to occur prior to the Planning Board meeting instead of immediately prior to the Town Council decision.

- In accordance with the updated process, consideration of these amendments will take place on the following schedule:
    - Tuesday, June 17 - Town Council Public Hearing
    - Tuesday, June 24 - Planning Board review and recommendation
    - Tuesday, July 15 - Town Council consideration and decision
- The site zoning was reassigned from R-20 Residential to RR Rural Residential as part of the UDO zoning district updates (March 1, 2022).

Funding Source(s):

N/A

Attachment(s):

1. 25REZ03_4016BermanEdge_StaffReport
2. 25REZ03_4016BermanEdge_Application
3. 25REZ03_4016BermanEdge_Plans

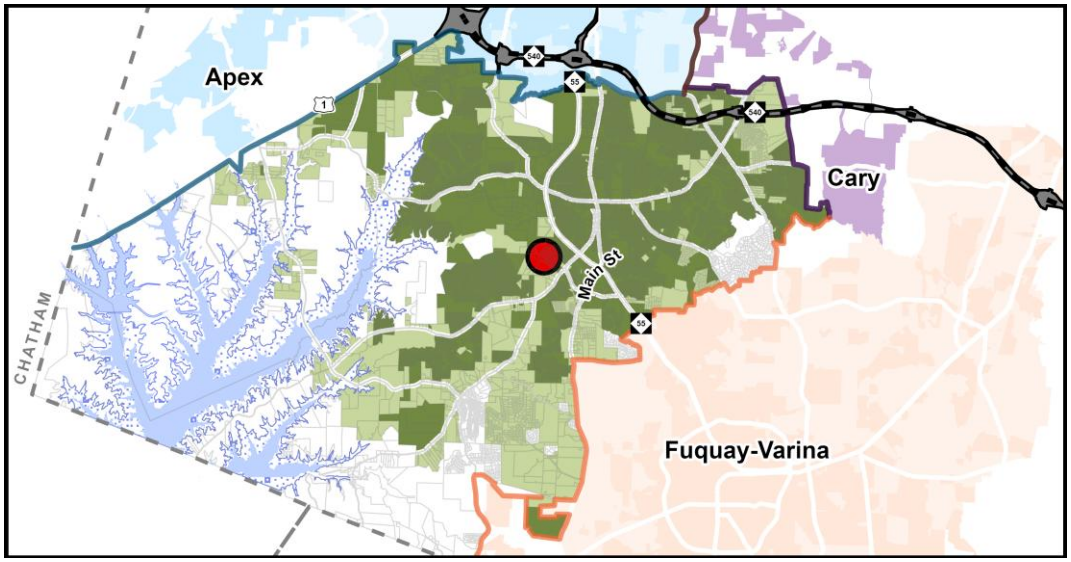
Project Type: Zoning Map Amendment (Rezoning)

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
John Teel
150 Collins Crossing Rd
Holly Springs, NC 27540

Property Address: 4016 Berman Edge Rd

Property Area: 1.00 ac.



Located in: ☒Holly Springs Corporate Limits ☐Holly Springs ETJ ☐Annexation Pending

Project Summary:
A General Rezoning of 1 acre from RR – Rural Residential to SR – Suburban Residential located at 4016 Berman Edge Rd, adjacent to the Bluffs at Morgan Park subdivision, with the intent to create 1 additional lot for a detached residential dwelling.

Requested Action:
Advisory Decision: The Planning Board will review the petition and make a recommendation to the Town Council to approve or deny the requested Zoning Map Amendment petition.

Table of Contents:

Case Summary	Page 2
Current Zoning Information	Page 3
Land Use & Character Information	Page 4
Transportation Information	Page 6
Parks, Recreation, & Greenways Information	Page 8
Community Facilities Information	Page 9
Utility & Infrastructure Information	Page 10
Natural Resources & Open Space Information	Page 11
Conditional Zoning District Information	Page 12
Decision-Making Information	Page 14

Case Summary

Current Zoning:
RR Rural Residential
☐ Conditional Zoning District

Proposed Zoning:
SR Suburban Residential
☐ Conditional Zoning District



Aerial Photograph

Growth Strategy Map:
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Residential Neighborhood

Staff Analysis:

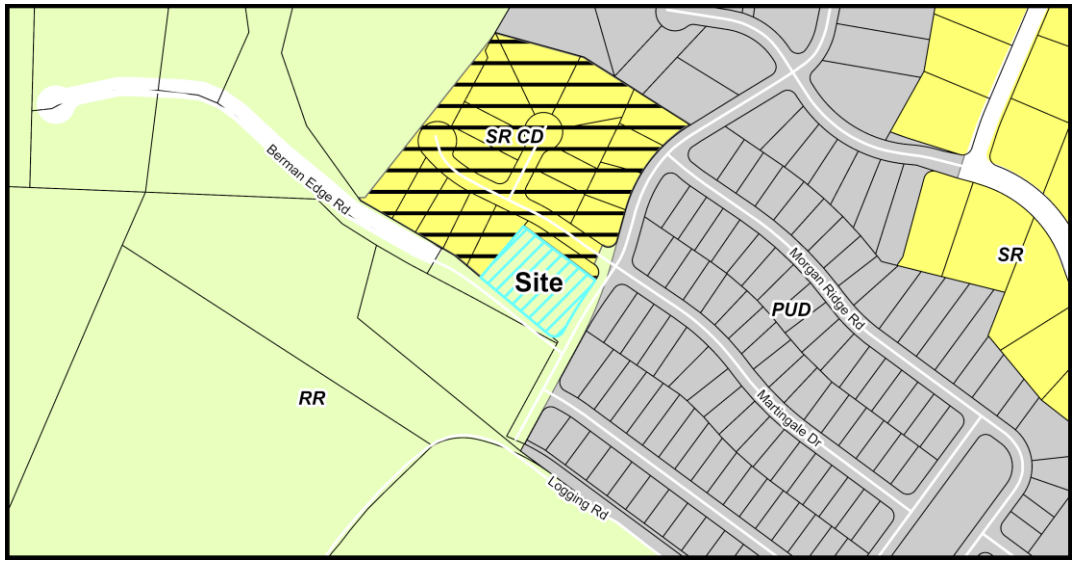
The Zoning Map Amendment is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The proposed SR zoning district is consistent with the Residential Neighborhood Future Land Use designation. The proposed use of the property, single-family detached dwellings, is consistent with the goals of the Residential Neighborhood Future Land Use Designation, as well as the themes of the Comprehensive Plan as a whole, including the need for context-sensitive infill development. The proposed rezoning will allow for the construction of new housing consistent with the existing development around it, as well as a continuation of elements that are present in the adjacent development, including a 20' undisturbed perimeter buffer extending along Lot 17's property line adjacent to Berman Edge Rd.

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0648488641	RR	1.00 ac.
	Total Area	**1.00 ac.**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	RR	Single Family Detached
North	SR-CD	Single Family Detached
South	RR & PUD	Single Family Detached
East	SR-CD & PUD	Single Family Detached
West	SR-CD & RR	Single Family Detached

Parcel Rezoning History

Rezoning Number: 22-REZ-01
Original Zoning: R-20 Residential
Approved Zoning: RR
Approval Date: 3/1/2022

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Enhance

Future Land Use: Residential Neighborhood

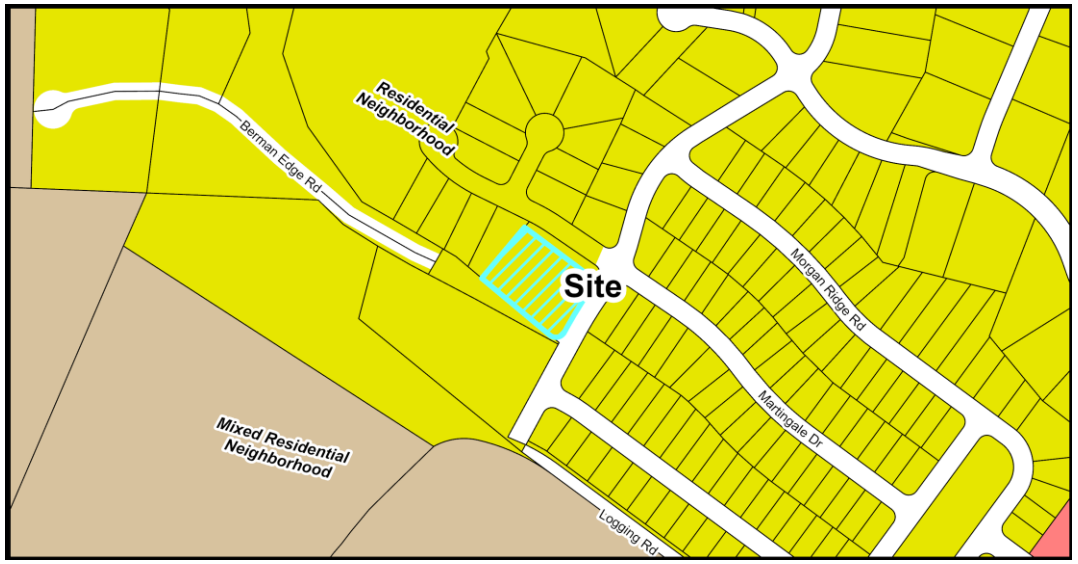
Small Area Plan: N/A

The Requested Zoning Map Amendment is:

☒ **Consistent with the Future Land Use Map**

☐ **Inconsistent with the Future Land Use Map**

If a Zoning Map Amendment is adopted and the action is deemed inconsistent with the Future Lane Use Map, the Zoning Map Amendment has the effect of also amending the Future Land-use Map.



Future Land Use Map

Important Themes for Transforming Holly Springs:

Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:

Theme	Description
☐ Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
☐ Suburban Remix	Activate neighborhood centers
☐ Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
☒ Context-Sensitive Infill Development Choices	Infill around single use residential areas
☐ Transitions	Complement existing development and avoid incompatibilities
☐ Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
☐ Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
☐ More Transportation-Land Use Coordination in the Community	Equal emphasis on land use (demand), transportation (supply) and urban design (character)

Land Use & Character Information (cont.)

Growth Strategy Map: Places to Enhance
Places to enhance in Holly Springs celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods with single dwelling detached homes on varying lot sizes, or Mixed Residential Neighborhoods with two or more home types (single dwelling detached, single dwelling attached, and multi dwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

Future Land Use: Residential Neighborhood
A Residential Neighborhood area includes one housing type — single dwelling detached — on different lot sizes that vary enough to provide a range of home choices in the same neighborhood. Homes are oriented toward streets with rear yards larger than front yards. Some Residential Neighborhood areas may mix lot and house sizes on the same block, or provide accessory dwelling units.

Key Characteristics Include:

- Front-facing garages should be avoided. Where garages face the street, they should be set back significantly from the facade of the building.
- Residential building types are limited to single dwelling detached residential, including accessory dwelling units, in a variety of sizes. Single dwelling attached and multi-dwelling are not allowed.
- Buildings may be up to 3 stories in height.

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Staff Analysis:

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Land Use & Character Plan/Ordinances

The applicant has proposed the SR zoning district, which is consistent with the adjacent parcels and the existing development abutting the property. The proposed use, single-family detached dwellings, is compatible with the land use expectations of the Residential Neighborhood Future Land Use designation, incorporates smaller-scale detached housing adjacent to an existing neighborhood, and provides an undisturbed buffer to help transition to the low-density residential uses adjacent to the property.

Transportation Information

Vision Holly Springs Comprehensive Plan Section 2

Comprehensive Transportation Plan

Road Widening along Project Frontage	☐ Required ☒ Not Required
New Location Roadways	☐ Required ☒ Not Required
Hotspot/Safety Study Location	☐ Yes ☒ No



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:
The project is on the corner of Martingale Drive and Utley Bluffs Drive, which are residential neighborhood streets. These streets were constructed with the adjacent subdivisions and do not require widening per the Comprehensive Transportation Plan.

New Location Roadways:
There are no new roadways impacting the subject property shown on the Comprehensive Transportation Plan.

Hotspot/Safety Study Location:
There are no Hotspot/Safety studies adjacent to this parcel.

Improvement Prioritization:
N/A

Transportation Information (cont.)

Traffic Study Policy

☐Traffic Study Required ☐Tier 1
☐Tier 2
☐Tier 3
☐Traffic Verification Memo

Traffic Study Summary
The rezoning did not warrant a traffic study per the Town's Traffic Study Policy.

Transportation Staff Analysis:

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances.

The proposed rezoning is consistent with the Comprehensive Transportation Plan and Traffic Study Policy.

Parks, Recreation, & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area ☒ Yes ☐ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway ☐ Sidepath

There are no active transportation improvements required for this project per the Parks, Recreation & Greenways Master Plan.

Parks, Recreation, & Greenways Summary

The project is in a park search area. Due to project's small scale, a fee-in-lieu for parkland dedication will be collected at time of Final Plat.

Parks, Recreation, & Greenways Staff Analysis:

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The project is consistent with the Parks, Recreation, & Greenways Master Plan.

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

Population growth increases demand for public services. In order to fulfill this demand, community facilities must be appropriately planned for and constructed. These facilities may range from additional public safety stations, such as police and fire, to new schools to handle the influx of school-aged children into an area.



No identified Facilities

Community Facilities Map

WCPSS Coordination

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the attachments.

Schools at the following grade levels within the current assignment area for the proposed rezoning are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☐ Elementary ☐ Middle ☐ High School ☒ N/A: All grade levels are anticipated to have sufficient capacity

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☐ School expansion or construction within the next five years may address concerns at these grade levels:

☐ Elementary ☐ Middle ☐ High School

☒Not applicable – existing school capacity is anticipated to be sufficient.

Community Facilities Staff Analysis:

The requested Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Community Facilities Plan

The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

Water	☒ Yes ☐ No ☐ Study Required
Sanitary Sewer	☒ Yes ☐ No ☐ Study Required
Reclaim	☐ Yes ☒ No ☐ Study Required



Utility Map

Infrastructure & Utility Summary

Water:

The project has direct access to watermains within Martingale Drive and Utley Bluffs Drive to provide water service.

Sanitary Sewer:

The project has direct access to sewer mains within Martingale Drive to provide sewer service.

Reclaim:

The project is outside of the Town's reclaimed water service area.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

☒ WRMP Applicable	☐Tier 1	Allocation Elements	☐ Public Infrastructure Improvements
☐ WRMP Not Applicable	☒Tier 2		☒ Sustainable Design
	☐Tier 3		☐ Work Force Housing
			☒ Open Space/Tree Preservation

Water Resource Management Policy Summary
This project is subject to the Water Resource Management Policy and has provided a Utility Allocation Request to be considered by Town Council. This development has committed to two allocation elements as required by the Policy as a Priority Level 2. The first is Sustainable Design, which includes energy efficient building elements added to the homebuilding such as energy efficient windows and insulation. The second is Open Space and Tree Preservation, with a commitment to increase tree preservation area by 25% by providing a 20' Undisturbed Buffer across the rear of the new lot.

Utility Allocation Summary

Priority Level: Priority Level 2
Allocation Assignment: Residential – Single Family
Allocation Requested: 510 GPD

Staff Determination: Sufficient allocation is remaining in the Residential – Single Family assignment to support this project for the proposed build out year of 2026.

Infrastructure & Utility Staff Analysis:

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

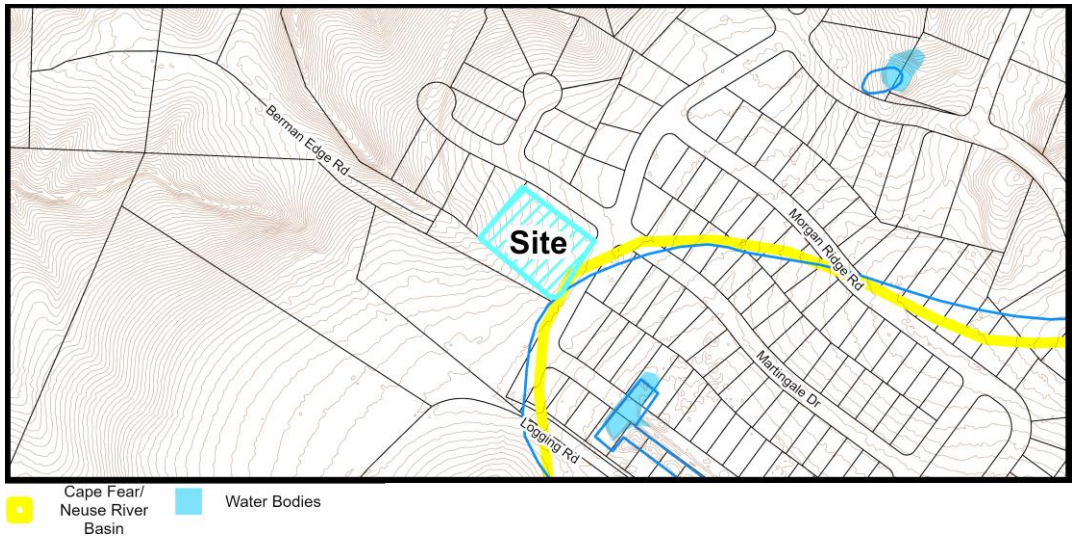
The project has direct access to water and sewer utilities for service. The allocation elements selected and committed by the applicant are proportionate with the scale of the project and are consistent with the intent of the Water Resource Management Policy.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

Total Required Open Space*	**30% (.3 ac.)**
Tree Preservation Area	25% (.25 ac.)
Active Recreation Area	0%
Flexible Space	5% (.05 ac)

** The lot area requirements for the SR District would only permit the creation of 1 additional residential dwelling lot, which can be created through a minor subdivision process. A minor subdivision does not require dedicated open space.*



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The applicant is voluntarily providing a 20' undisturbed perimeter buffer along the rear lot line of the parcel that is to be created. Per * The lot area requirements for the SR District would only permit the creation of 1 additional residential dwelling lot, which can be created through a minor subdivision process. A minor subdivision does not require dedicated open space. UDO Section 4.1.2.C.2, Minor Residential Subdivisions and individual Buildings not a part of a larger Project or Subdivision (e.g., infill Project on previously subdivided Lot) with 4 or fewer units (i.e., quadplex/small multifamily Building) are exempt from all On-Site Private Open Space requirements.

Stormwater:

This project will disturb less than 1-acre and therefore does not require stormwater control measures to treat impervious surfaces per NPDES permit requirements. The project will be responsible for erosion control during construction.

Natural Resources & Open Space Staff Analysis:

The Zoning Map Amendment is: ☒ Consistent ☐ Inconsistent with the Natural Resources Plan/Ordinances

The project is not required to provide any on-site private open space and is voluntarily including a 20' undisturbed buffer through the use of an easement on the Final Plat to aid use transitions and preserve existing tree canopies.

Decision-Making Information

Comprehensive Plan and Conditional Zoning District Consistency Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan/Ordinances (Section 1)	☒ Consistent ☐ Inconsistent
Comprehensive Transportation Plan/Ordinances (Section 2)	☒ Consistent ☐ Inconsistent
Parks, Recreation & Greenways Master Plan/Ordinances (Section 3)	☒ Consistent ☐ Inconsistent
Community Facilities Plan/Ordinances (Section 4)	☒ Consistent ☐ Inconsistent
Infrastructure & Utilities Plan/Ordinances (Section 5)	☒ Consistent ☐ Inconsistent
Natural Resources Plan/Ordinances (Section 6)	☒ Consistent ☐ Inconsistent
Unified Development Ordinance	
Conditional Zoning District Standards/Ordinances	☐ Consistent ☐ Inconsistent ☒ Not Applicable

Zoning Map Amendment (Rezoning) Staff Analysis
The applicant must demonstrate that the proposed Zoning Map Amendment and property owner offered conditions (if any) or unique conditions associated with this request support the Town's Comprehensive Plan objectives and/or Ordinances and why the proposed zoning change is reasonable and in the public interest. The applicant has provided a statement in the petition.

Staff has reviewed the application and has determined the requested Zone Map Change is:

☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances
☒ Reasonable and in the Public Interest ☐ Not Reasonable and in the Public Interest

The proposed SR zoning district is consistent with the Residential Neighborhood Future Land Use designation. The use of the property, single-family detached dwellings, is consistent with the goals of the Residential Neighborhood Future Land Use Designation, as well as the themes of the Comprehensive Plan as a whole, including the need for context-sensitive infill development. The proposed rezoning will allow for the construction of new housing consistent with the existing development around it, as well as a continuation of elements that are present in the adjacent development, including a 20' undisturbed perimeter buffer extending along Lot 17's property line adjacent to Berman Edge Rd. The proposed rezoning is reasonable and in the public interest since the proposed zoning district fulfills the Future Land Use Designation, allows for the creation of infill housing not possible under the current zoning district, and the proposed use and design will complement and remain consistent with the existing development pattern in the area.

Staff Recommendation: ☒ Approve ☐ Deny

Legislative Public Hearing

Public Hearing Date: 6/17/2025

Public Hearing Video: Link (Public Hearing begins at 1:24:53)

Legislative Public Hearing Summary

Prior to the Legislative Public Hearing:
- Mailed notice has been sent to all property owners within 500 feet of the project.
- Published notice has been made twice in the News & Observer.
- Posted notice has been made with a public hearing sign on the property.

Council Feedback for Applicant's Consideration:
- None.

Public Comments:
- None.

Planning Board Consideration & Action

Per NCGS §160D-604(b), all proposed amendments to the Unified Development Ordinance (UDO) or Zoning Map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Planning Board Decision Type: Advisory Decision

Advisory Decision
The Planning Board must review the application and make a recommendation to the Town Council.

The Planning Board should consider whether or not the land use standards and densities allowed in the proposed zoning district are appropriate for the property and consistent with the Vision of Holly Springs Comprehensive Plan. Technical standards of the Unified Development Ordinance are addressed once a Development Plan or Subdivision Plan is submitted for review.

Action #1: Zoning Map Amendment Plan Consistency Statement
The Planning Board must determine whether the Zoning Map Amendment is consistent or inconsistent with Vision Holly Springs Comprehensive Plan.

Per NCGS §160D-604(d), the Planning Board shall advise and comment on whether the proposed action is consistent with all applicable officially adopted plans, and provide a written recommendation to the Town Council that addresses plan consistency and other matters as deemed appropriate by the Planning Board, but a comment by the Planning Board that a proposed amendment is inconsistent with the officially adopted plans shall not preclude consideration or approval of the proposed amendment by the Town Council.

Motion to Adopt the following Plan Consistency Statement (choose the appropriate Plan Consistency Statement):

Option 1: Staff Recommended Plan Consistency Statement
The Planning Board may adopt the staff recommended Plan Consistency Statement or modify the staff recommended Plan Consistency Statement.

> The requested Zoning Map Amendment from RR Rural Residential to SR Suburban Residential is consistent with the Vision Holly Springs Comprehensive Plan since the Future Land Use Plan Map indicates this property as Residential Neighborhood and the SR District supports the vision of a Residential Neighborhood by restricting the use of the property to single-family detached dwellings where homes are oriented toward streets with rear yards larger than front yards. The requested rezoning is reasonable and in the public interest because the proposed use of the property, single-family detached dwellings, is consistent with the goals of the Residential Neighborhood Future Land Use Designation, as well as the themes of the Comprehensive Plan as a whole, including the need for context-sensitive infill development.

Option 2: Alternate Plan Consistency Statement
The Planning Board may adopt an alternate Plan Consistency Statement using the guidance below.

☐ The requested amendment is **consistent** with Vision Holly Springs Comprehensive Plan

or

☐ The requested amendment is **inconsistent** with Vision Holly Springs Comprehensive Plan

for the following reasons:

_____

_____

_____

Option 3: Plan Consistency cannot be Determined
The Planning board is unable to agree by majority vote on whether the Zoning Map Amendment is consistent with Vision Holly Springs Comprehensive Plan.

Action #2: Zoning Map Amendment Petition Motion
The Planning Board must make a recommendation to the Town Council on the Zoning Map Amendment.

Motion to recommend that the Town Council approve / deny Zoning Map Amendment Petition 25-REZ-03 to change the zoning of 1.00 acres of Wake County PIN 0648488641 from RR: Rural Residential to SR: Suburban Residential as submitted by John Teel, and to forward the Planning Board Action Report, to include the adopted Plan Consistency Statement and Recommendation, to the Town Council.

Next Steps

Town Council Consideration & Decision

Town Council Decision: Legislative Decision

Legislative Decision:

Legislative public hearings are held prior to a change in policy that may affect the entire community, including decisions on land use. The public hearing allows the Town Council to receive public comments regarding the proposal and then have discussion and deliberation. Based on the information provided on the proposal, the Town Council will make a determination on whether or not to approve the policy or modification.

Anticipated Town Council Consideration and Decision: 7/15/2025

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)* **Applicant and Financially Responsible Party will need to register for an account on the Portal.**	
Project Applicant Check One: ☒ Owner ☐ Owner's Agent ☐ Design Professional ☐ Developer ☐ Other	
Name: Jeff Rider	Company: Sire Development LLC
Mailing Address: 5509 Den Heider Way	
City, State, Zip: Raleigh, NC, 27606	
Telephone:	E-Mail: jrider1@nc.rr.com
Design Professional	
Name: Michael Stewart	Company: Stewart-Proctor PLLC
Mailing Address: 319 Chapanoke Road	
City, State, Zip: Raleigh, NC, 27603	
Telephone: 919-779-1855	E-Mail: stewartpe@aol.com
Developer	
Name: Jeff Rider	Company: Sire Development LLC
Mailing Address: 5509 Den Heider Way	
City, State, Zip: Raleigh, NC 27606	
Telephone:	E-Mail: jrider1@nc.rr.com
Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Landscape Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Financially Responsible Party (REQUIRED)	
Name: Jeff Rider	Company: Sire Development LLC
Mailing Address: 5509 Den Heider Way	
City, State, Zip: Raleigh, NC 27606	
Telephone:	E-Mail: jrider1@nc.rr.com
Property Owner (REQUIRED)	
Name: Jeff Rider	Company: Sire Development LLC
Mailing Address: 5509 Den Heider Way	
City, State, Zip: Raleigh, NC 27606	
Telephone:	E-Mail: jrider1@nc.rr.com

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

PETITION TYPE – each request must be a separate application in the Portal	
☑	Zoning Map Change – General Use District
☐	Zoning Map Change – Conditional Zoning District ☐ Option 1 Plan: Development Plan or Subdivision Plan (Preliminary Plat) ☐ Option 2 Plan: Master Plan
☐	Comprehensive Plan Amendment ☐ Text Amendment ☐ Future Land Use Map Amendment ☐ Small Area Plan Map Amendment
☐	UDO Text Amendment – UDO Section:

PROJECT INFORMATION
https://www.hollyspringsnc.gov/742/Maps

Project Name	Sire Development LLC
Project Location *Use street address. If none, use closest intersection*	4016 Berman Edge Rd
	☐Within Corporate Limits ☑ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0648488641
Real Estate ID	0358983
Project Acreage	1.00 Partial Parcel? ☐ Yes ☒ No
Current Zoning	RR Rural Residential
Proposed Zoning	SR Suburban Residential
Current Future Land Use Designation	*RESIDENTIAL NEIGHBORHOOD*
Proposed Future Land Use Designation	*RESIDENTAIL NEIGHBORHOOD*
Small Area Plan Designation *(if applicable)*	N/A
Special Study Scoping Meeting Dates	N/A
Sketch Plan Review *(pre-submittal)* Meeting Date:	NOVEMBER 6, 2024
Neighborhood Meeting Date:	FEBRUARY 13, 2025

CERTIFICATE OF COMPLETION

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature of Applicant: [signature] Date: 1/26/25

SUBMITTAL CHECKLIST: ZONING MAP CHANGE – GENERAL USE DISTRICT

A copy of this checklist and the following items must be submitted with the Rezoning Petition to be deemed a complete submittal:

Initial or N/A	Requirement
MS	Complete Petition Form. Applicant, all design professionals and financially responsible party must be completed.
MS	Vicinity Map
MS	Owner Affidavit
N/A	Affidavit of Owner Notification *Required if Applicant is not the property owner*
MS	Property Survey including legal description *(required only if the request does not include the entire tax parcel)* in PDF and WORD format.
N/A	Plan Consistency Statement
Scheduled 2-13-25	Neighborhood Meeting report
N/A	Statement of Comprehensive Plan – Future Land Use Plan Compatibility *If the proposed Zone Map Change is inconsistent with the Future Land Use designation of the property*
N/A	Certificate of Plan Revisions if submitting a revision to approved plans

~ The remainder of this page is intentionally left blank ~

NOTIFICATION TO PROPERTY OWNER

Dear Property Owner;

I am requesting the Holly Springs Town Council to rezone your property described by:

Wake County Real Estate ID No.: 0358983

and PIN: 0648-48-9641

located at: 4016 BERMAN EDGE ROAD

Existing Zoning District: RR

Proposed Zoning District: SR

The public hearing before the Holly Springs Town Council on the matter will be heard on _____(date) at 7:00 PM.

Additional information can be obtained by contacting Holly Springs Development Services Planning Division at (919)557-3111 or email DSIntake@hollyspringsnc.gov.

Thank you,

_____ 1/24/25

Applicant Signature Date

Applicant Printed Name: JEFF RIDER

Company: SIRE DEVELOPMENT LLC

Mailing Address: 5509 DEN HELDER WAY RALEIGH N.C. 27606

Telephone Number: _____

E-Mail: jrider@nc.rr.com

AFFIDAVIT OF OWNER'S CONSENT

Before me personally appeared JEFF RIDER who, being duly sworn, hereby proclaims that they are the owner of the property legally described as the specified Wake County Parcel Identification Number(s) listed below:

PIN: 0648-43-8641	
REID: 0358983	

and does hereby authorize MICHAEL STEWART to act
(name of representative/applicant)

on their behalf as their agent with regard to the processing of said Development Project.

Signature of Owner

Print Name
Address
City, State, Zip

Sworn to or affirmed and subscribed before me this 27th day of January, 2025.

NOTARY PUBLIC:

Karen N Davis
Official Signature of Notary

(Official Seal)

KAREN H DAVIS
NOTARY
PUBLIC
WAKE COUNTY, NC

KAREN H. DAVIS, Notary Public
Print Name

My commission expires: 4/25/25

AFFIDAVIT OF OWNER NOTIFICATION

The following Affidavit of owner Notification shall be provided at time of petition submittal if the Applicant is requesting a Zoning Map Change for the property(s) they do not own at the time of the petition submission.

This form may be used for submitting the Notice of the requested Zoning Map Change and the public hearing in association with a request for a Zoning Map Change to the property owner(s). The form must be sent to the owner(s) via certified mail. This Affidavit is to be signed by the Applicant of the requested Zoning Map Change and have attached thereto the USPS green certified mail receipt and a copy of the form sent to the owner(s) to ensure that all record owners of the property have been notified by the Applicant(s).

AFFIDAVIT

I hereby certify to the Town of Holly Springs that the owner of the property described by Wake County Real Estate ID: 0358983 and PIN: 0649-48-8641 was served the notification attached to this Affidavit indicating the requested zoning map change petition and public hearing date and time. As evidence of the service of the notification, I hereby attach the return receipt from the certified mailing of this notice.

Signature of Applicant

<Print Name>

<Entity Name>

<Address>

<City, State Zip>

Sworn to or affirmed and subscribed before me this 27th day of January, 2025.

NOTARY PUBLIC:

Karen H. Davis
Official Signature of Notary

(Official Seal)

KAREN H. DAVIS, Notary Public
Print Name

My commission expires: 4/25/2025

PLAN CONSISTENCY STATEMENT

Describe how the proposed Zone Map Change request is consistent or supported by the objectives and policies of *Vision Holly Springs: Town of Holly Springs Comprehensive Plan* and how it is inconsistent with the Plan.
You must respond to each section. Please use additional sheets as needed.

PLAN CONSISTENCY STATEMENT

In accordance with NCGS §160D-605 when adopting or rejecting any Zoning Map Amendment or UDO Text Amendment, the Town Council must approve a brief statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan. In addition, a statement analyzing the reasonableness of a proposed Zoning Map Amendment shall be approved by the Town Council. This statement of reasonableness may consider, among other factors:

- The size, physical conditions, and other attributes of the area proposed to be rezoned
- The benefits and detriments to the landowners, the neighbors, and the surrounding community
- The relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment
- Why the action taken is in the public interest
- Any changed conditions warranting the amendment.

Please provide detailed documentation to assist the Council in making their determination.

EXECUTIVE SUMMARY

The executive summary provides goals and objectives for new growth. The request is consistent with those goals.
The 1 ac tract is already bordered by existing development with town streets and utilities. This prevents increased urban sprawl. The property is bordered on 3 sides by town limits and would not require new infrastructure to be developed.

SECTION 1: LAND USE & CHARACTER

The zoning request is consistent with the adjoining neighborhood that is developed and which this tract would become a part. This makes a consistent contiguous neighborhood which is the goal of the comprehensive plan.

SECTION 2: COMPREHENSIVE TRANSPORTATION PLAN

The request is consistent with the transportation plan.
No new street would be required. The existing streets were developed to town standards.
This project could be looked at as an infill project that best uses the existing infrastructure.

SECTION 3: PARKS, RECREATION

Green ways were dedicated previously to meet future requirements of the tract.

SECTION 4: COMMUNITY FACILITIES

The plan is consistent in as much it meets the access needs of the community facilities. Roadways and sidewalks are in place and designed to meet the fire, police and EMS access.

SECTION 5: INFRASTRUCTURE & UTILITIES

This site has direct access to water and sewer without extending main lines.
The site impact on existing lines is insignificant to the capacities of those existing lines.

SECTION 8: NATURAL RESOURCES

This development would make 2 lots out of the 1 ac.
This would be considered a low density.
The project would minimize grading and work with existing topographic and save mature trees as much as feasible.

STATEMENT OF REASONABLENESS

This project conforms to existing and future land plans.
The size of the project limits the expansion to 1 additional lot and best conforms to the existing subdivision which it will join.

PUBLIC BENEFITS STATEMENT

A written statement that demonstrates how the proposed Project provides sufficient benefits to the general public. Public benefit may include:

1. Infrastructure improvements such as improvements to existing Streets, intersections, medians, Sidewalks, greenways, sidepaths, pedestrian crossings, and public utilities.
2. Publicly accessible Open Space such as Parks and Playgrounds, dog parks, Urban Civic Spaces, Plazas, Squares, public art, and similar outdoor amenities.
3. Sustainable design and/or architecture such as adaptive reuse of existing buildings, preservation of significant on-site environmental features, on-site renewable energy generation, compliance with established standards such as Leadership in Energy and Environmental Design (LEED), Energy Star, Earthcraft, etc., or other actions that further sustainability of the project.
4. Additional public benefits not listed above may be considered by the decision-making body.

This project by bing annexed will benefit the town by gaining tax base for the property that is already using town infrastructure.
Environmentally looking at the project it would remove an existing septic and well from use and thereby reduce possible soil and water contamination.

WAKE COUNTY PUBLIC SCHOOL SYSTEM

Office of Student Assignment
5625 Dillard Dr.
Cary, NC 27518
studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

May 6, 2025

Chris Hills, AICP
Director, Development Services
Town of Holly Springs
Chris.hills@hollyspringsnc.gov

Dear Chris,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Holly Springs planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: 02/19/2025
- Name of development: 4016 Berman Edge Road Rezoning
- Address of rezoning: 4016 Berman Edge Rd (PIN) 0648488641
- Total number of proposed residential units: 1
- Type(s) of residential units proposed: Single-family detached

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

- [X] Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.
- [ ] Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

  [ ] Elementary [ ] Middle [ ] High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

- [X] Not applicable – existing school capacity is anticipated to be sufficient.
- [ ] School expansion or construction within the next five years is not anticipated to address concerns.
- [ ] School expansion or construction within the next five years may address concerns at these grade levels:

  [ ] Elementary [ ] Middle [ ] High

Thank you for sharing this information with the Town of Holly Springs Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director

HOLLY SPRINGS
North Carolina

REZONING PETITION

Rezoning, Comprehensive Plan Amendment, UDO Amendment

DPM Appendix #A.02 Supplement 20 September 2024

NEIGHBORHOOD MEETING REPORT

A Neighborhood Meeting is required to occur prior to your submittal. The requirements for this meeting can be found in section 11.5 of the Unified Development Ordinance (UDO). The Neighborhood Meeting shall take place no more than 12 weeks prior to the application date and can be held virtually. A copy of the Neighborhood Meeting Notice must be sent to DSIntake@hollyspringsnc.gov prior to mailing for review and approval along with a copy of the mailing list.

Notification of Owners:

1. The Petitioner (or agent) shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the petition within a 500' radius of the subject property. Mailing notices shall include surrounding property owners and property owner's association (or equivalent), and the Town of Holly Springs (Attn: Development Services). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to all addresses of the property itself, including apartment or suite addresses.
2. The notice shall include the date, time and location of the Neighborhood Meeting, the name of the Petitioner and the location of the proposed request (address, tax property, identification number or metes and bounds description), and an explanation of the nature of the request.
3. The notice shall be mailed not less than ten (10) days nor more than twenty-five (25) days before the date of the Neighborhood Meeting.

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	February 13, 2025
Meeting Time:	6pm
Meeting Location:	4016 Berman Edge Road

CONDUCT OF MEETINGS *(Attach additional sheets if needed)*

At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:

1 Neighbor ATTENDED – ASKED ABOUT EXISTING LOT COMMITTMENT TO PRIVATE RD. UPKEEP

Changes made to the Petition as a result of the meeting:

NONE

Additional attachments required:

- A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
- A copy of the signed attendance list that includes the names and addresses of those in attendance.
- A copy of the mailed notice.

Preparer's Signature: [signature] Date: 2/17/25

Stewart-Proctor, PLLC
319 Chapanoke Rd, #106
Raleigh, NC 27603
919-779-1855

JOB _____
SHEET NO _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

FEB 13

NEIGHBORHOOD MTG.

	NAME	EMAIL
1)	MIKE STEWART	STEWARTPE@AOL.COM
2)	CHUCK PHELAN	cdpfly@aol.com

STEWART-PROCTOR
ENGINEERING & SURVEYING

May 12, 2025

Dear Neighbor:

Sire Development LLC is proposing to rezone and create two lots as shown on the map from an existing parcel at the intersection of Berman Edge Road and Utley Bluffs Drive (4016 Berman Edge Rd.). The project will include the construction of one new single-family residence. If you have any questions, please reach out to me at 919-779-1855.

Best regards,

Michael Stewart, P.E.
STEWART-PROCTOR, PLLC

319 CHAPANOKE ROAD, SUITE 106, RALEIGH, NC 27603 PHONE 919-779-1855 FAX 919-779-1661

STEWART-PROCTOR
ENGINEERING & SURVEYING

May 12, 2025

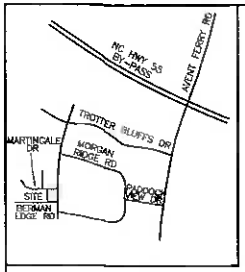
Dear Neighbor:

Sire Development LLC is proposing to rezone and create two lots as shown on the map from an existing parcel at the intersection of Berman Edge Road and Utley Bluffs Drive (4016 Berman Edge Rd.). The project will include the construction of one new single-family residence. If you have any questions, please reach out to me at 919-779-1855.

Best regards,

Michael Stewart, P.E.
STEWART-PROCTOR, PLLC

319 CHAPANOKE ROAD, SUITE 106, RALEIGH, NC 27603 PHONE 919-779-1855 FAX 919-779-1661



VICINITY MAP NTS

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	474.50'	60.40'	7°17'35"	60.36'	S 59°07'04"E
C-2	25.00'	39.28'	90°02'44"	35.36'	S 08°50'50"E
C-3	1024.99'	143.08'	7°59'52"	142.96'	S 32°47'03"W
C-4	25.00'	44.17'	101°14'45"	38.64'	S 79°26'35"W

COURSE	BEARING	DISTANCE
L-1	N 40°05'25"E	19.33'
L-2	S 35°44'55"W	6.95'
L-3	S 28°49'47"W	14.60'

Certificate of Review Officer:
State of North Carolina
County of Wake

I, _____, Review Officer of Wake County, certify that that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____ Review Officer _____ Date

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA, AND THAT THE FILING FEE OF $_____ HAS BEEN PAID, AND THAT THIS HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

_____ SUBDIVISION ADMINISTRATOR _____ DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF HOLLY SPRINGS AND THAT I HEREBY ADOPT THIS PLAN OF OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, AND WATER LINES TO THE TOWN OF HOLLY SPRINGS.

_____ (COMPANY/LLC NAME)

_____ _____ (SIGNATURE) DATE

_____ _____ (PRINT NAME) TITLE

NOTARY STATEMENT

SWORN TO AND SUBSCRIBED TO ME THE _____ DAY OF _____, 20____ NOTARY PUBLIC IN AND FOR THE STATE OF NORTH CAROLINA.

MY COMMISSION EXPIRES: _____

_____ / _____
NOTARY PUBLIC PRINTED

NOTES

AREA BY COORDINATES
NC GRID COORDINATES OBTAINED USING A SPECTRA PRECISION SP80 GPS UNIT, REFERENCED TO NAD 83(2018) IN FEET.
ALL DISTANCES GROUND HORIZONTAL UNLESS NOTED OTHERWISE.

THIS SURVEY DID NOT HAVE THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS ONE MAY DISCLOSE.
PROPERTY SUBJECT TO BOTH ABOVE AND/OR BELOW GROUND UTILITIES AND/OR EASEMENTS.
CALL 811 BEFORE ANY DIGGING OR CONSTRUCTION.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER F.E.M.A. MAP #3720084800K. EFF. DATE: 7/19/2022 ZONE X

CURRENTLY ZONED RR – HOLLY SPRINGS
PROPOSED ZONING SR – HOLLY SPRINGS

EXISTING SEPTIC SYSTEM TO BE ABANDONDED PRIOR TO FINAL PLAT APPROVAL.

EXISTING SHEDS TO BE MOVED OR REMOVED PRIOR TO FINAL PLAT APPROVAL.

I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN _____, PAGE _____; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED WAS _____; AND THAT THE GLOBAL NAVIGATIONAL SATELLITE SYSTEM(GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

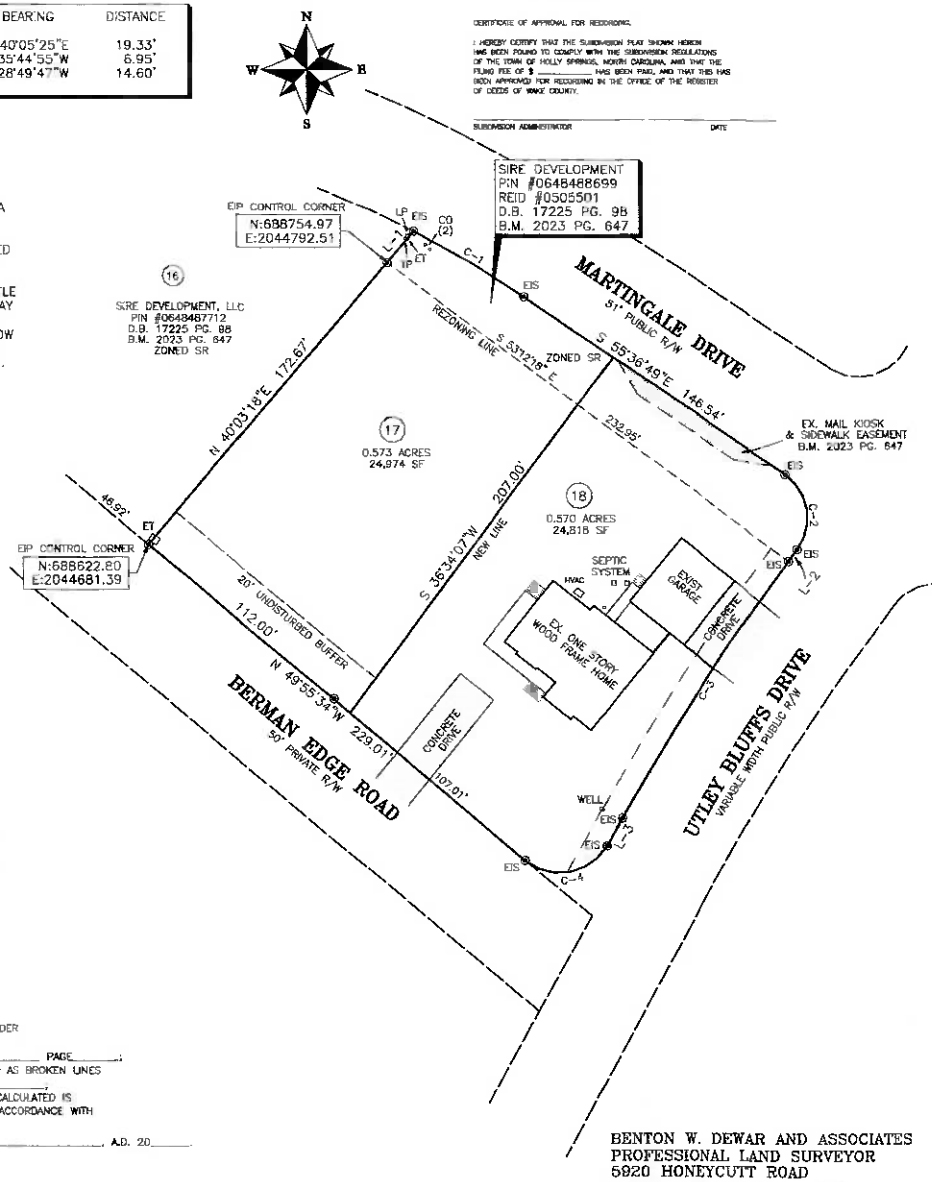
CLASS OF SURVEY: _____
POSITIONAL ACCURACY: _____
TYPE OF GPS FIELD PROCEDURE: _____
DATUM/EPOCH: _____
DATES OF SURVEY: _____
PUBLISHED/FIXED-CONTROL USE: _____
GEOID MODEL: _____
COMBINED GRID FACTOR: _____
UNITS: _____

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR NO. 3040, CERTIFY: THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

_____
BENTON W. DEWAR, NCPLS – 3040

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED BOOK _____ PAGE _____ MAP #_____ PAGE _____; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS _____, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____, A.D. 20____

_____
BENTON W. DEWAR, NCPLS – 3040



LEGAL DESCRIPTION

Being Lot 1 of the Hockaday property, recorded in Book of Maps 2007 Page 1228; having Wake County Pin #0648488641; and being more particularly described as follows:

Beginning at an EIP, being the Southeastern corner of Lot 16 the Bluffs at Morgan Park, having NC Grid Coordinates N – 688622.80' E – 2044681.39'; and being the Point and place of beginning;

THENCE North 40 degrees 03 minutes 18 seconds East for a distance of 172.67 feet along the Eastern line of Lot 16 to an EIP;
THENCE South 53 degrees 12 minutes 15 seconds East for a distance of 232.97 feet to an EIS on the Right of Way of Utley Bluffs Drive;
THENCE along a curve to the left having a radius of 1024.99 feet and an arc length of 143.08 feet, being subtended by a chord of South 32 degrees 47 minutes 03 seconds West for a distance of 142.96 feet along said Right of Way to an EIS;
THENCE South 28 degrees 49 minutes 47 seconds West for a distance of 14.60 feet along said Right of Way to an EIS at the turnout with Berman Edge Road;
THENCE along a curve to the right having a radius of 25.00 feet and an arc length of 44.17 feet, being subtended by a chord of South 79 degrees 26 minutes 35 seconds West for a distance of 38.64 feet to an EIS on the Right of Way of Berman Edge Road;
THENCE North 49 degrees 55 minutes 34 seconds West for a distance of 229.01 feet along said Right of Way to the Point and Place of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.00 acres more or less.

AREA CHART

PIN #0648488641
REID #0358883
D.B. 19582 PG. 2370
B.M. 2007 PG. 1228

AREA
1.000 ACRES
43,542 SF

OWNER/DEVELOPER

SIRE DEVELOPMENT, LLC
5509 DEN HEDDER WAY
RALEIGH, NC 27606

40 0 20 40 80 160

PLAT OF REZONNING FOR:

SIRE DEVELOPMENT, LLC
4016 BERMAN EDGE ROAD – HOLLY SPRINGS, NC 27540

LOT 1 – BOOK OF MAPS 2007 PAGE 1228
DEED BOOK 19582 PAGE 2370
HOLLY SPRINGS TOWNSHIP
WAKE COUNTY – NORTH CAROLINA

PIN #0648488641

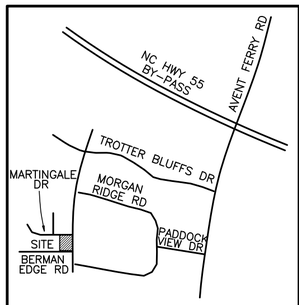
REID #0358383

SCALE: 1" = 40'
DATE: JUNE 4, 2024

24-44L
RIDER24/24/650

BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
PH. # (919) 552-9813
FAX # (919) 557-2255

RECORDED IN BOOK OF MAPS 2024 PAGE_____ WAKE COUNTY REG.



VICINITY MAP NTS

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C–1	474.50'	60.40'	7°17'35"	60.36'	S 59°07'04"E
C–2	25.00'	39.28'	90°02'44"	35.36'	S 08°50'50"E
C–3	1024.99'	143.08'	7°59'52"	142.96'	S 32°47'03"W
C–4	25.00'	44.17'	101°14'45"	38.64'	S 79°26'35"W

COURSE	BEARING	DISTANCE
L–1	N 40°05'25"E	19.33'
L–2	S 35°44'55"W	6.95'
L–3	S 28°49'47"W	14.60'

Certificate of Review Officer:
State of North Carolina
County of Wake

I, _____, Review Officer of Wake County, certify that that the map or plat to which this certification is affixed meets all statutory requirements for recording.

_____ _____
Review Officer Date

CERTIFICATE OF APPROVAL FOR RECORDING.

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF HOLLY SPRINGS, NORTH CAROLINA, AND THAT THE FILING FEE OF $ _____ HAS BEEN PAID, AND THAT THIS HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

_____ _____
SUBDIVISION ADMINISTRATOR DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERY SHOWN AND DESCRIBED HERON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF HOLLY SPRINGS AND THAT I HEREBY ADOPT THIS PLAN OF OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, AND WATER LINES TO THE TOWN OF HOLLY SPRINGS.

_____
(COMPANY/LLC NAME)

_____ _____
(SIGNATURE) DATE

_____ _____
(PRINT NAME) TITLE

NOTARY STATEMENT

SWORN TO AND SUBSCRIBED TO ME THE_____DAY OF_____, 20_____. NOTARY PUBLIC IN AND FOR THE STATE OF NORTH CAROLINA.

MY COMMISSION EXPIRES:_____

_____/_____
NOTARY PUBLIC PRINTED

NOTES

AREA BY COORDINATES
NC GRID COORDINATES OBTAINED USING A SPECTRA PRECISION SP80 GPS UNIT, REFERENCED TO NAD 83(2018) IN FEET.
ALL DISTANCES GROUND HORIZONTAL UNLESS NOTED OTHERWISE.

THIS SURVEY DID NOT HAVE THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS ONE MAY DISCLOSE.
PROPERTY SUBJECT TO BOTH ABOVE AND/OR BELOW GROUND UTILTIES AND/OR EASEMENTS.
CALL 811 BEFORE ANY DIGGING OR CONSTRUCTION.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER F.E.M.A. MAP #3720064800K. EFF. DATE: 7/19/2022 ZONE X

CURRENTLY ZONED RR – HOLLY SPRINGS
PROPOSED ZONING SR – HOLLY SPRINGS

EXISTING SEPTIC SYSTEM TO BE ABANDONDED PRIOR TO FINAL PLAT APPROVAL.

EXISITNG SHEDS TO BE MOVED OR REMOVED PRIOR TO FINAL PLAT APPROVAL.

THE MAIL KIOSK AND SIDEWALK EASEMENT IS TO BE DEEDED TO THE BLUFFS AT MORGAN PARK HOA. THE BLUFFS AT MORGAN PARK HOA IS TO BE RESPONSIBLE FOR THE MAINTENANCE OF SAID EASEMENT.

I, BENTON W. DEWAR, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN_____ PAGE_____; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED WAS _____ AND THAT THE GLOBAL NAVIGATIONAL SATELLITE SYSTEM(GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY_____
POSITIONAL ACCURACY_____
TYPE OF GPS FIELD PROCEDURE_____
DATUM/EPOCH_____
DATES OF SURVEY_____
PUBLISHED/FIXED–CONTROL USE_____
GEOID MODEL_____
COMBINED GRID FACTOR_____
UNITS_____

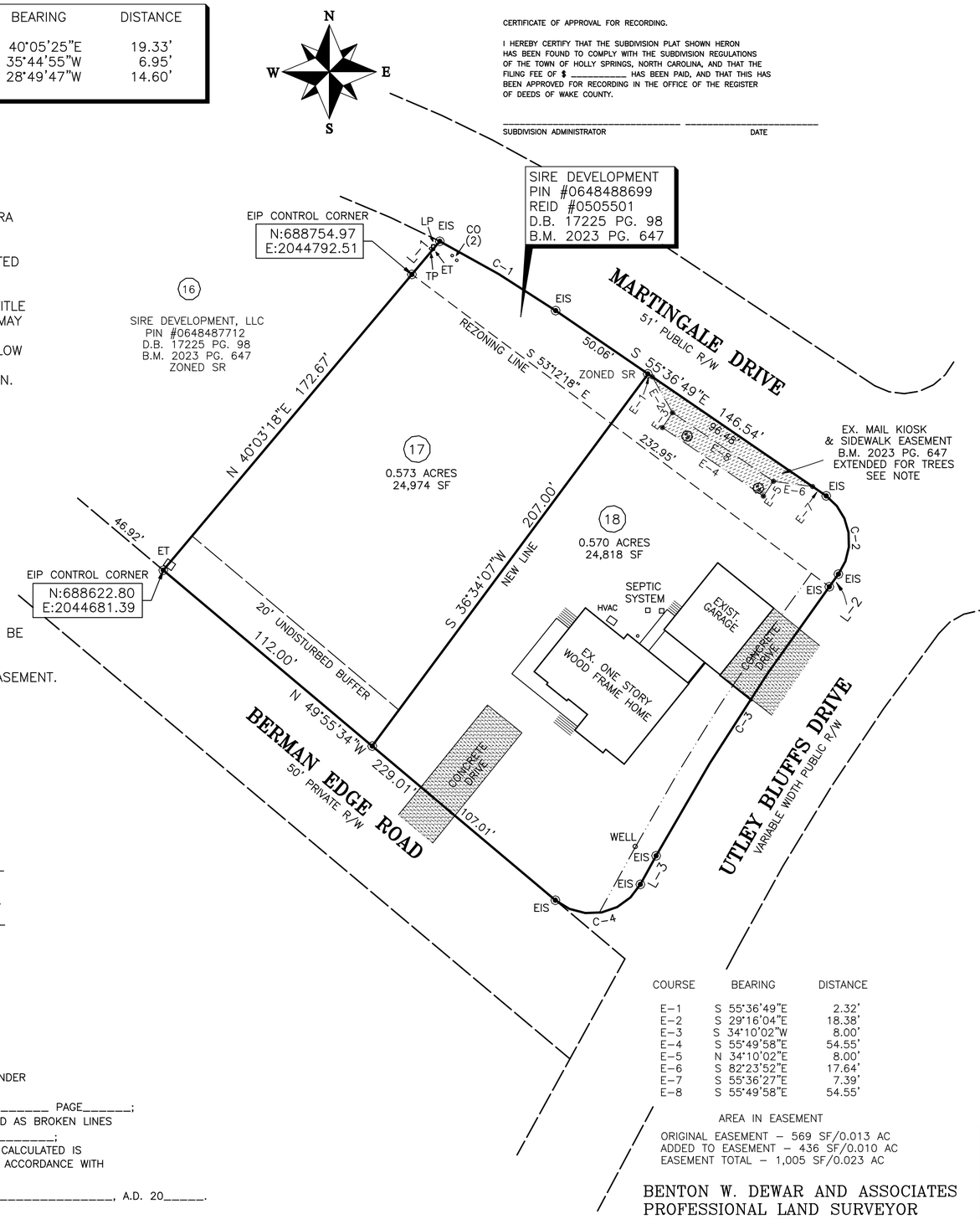
I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR NO. 3040, CERTIFY:
THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, A COURT–ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

_____
BENTON W. DEWAR, NCPLS – 3040

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED BOOK _____ PAGE _____ MAP #_____ PAGE_____; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE_____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS _____, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47–30 AS AMMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____DAY OF_____, A.D. 20_____.

_____
BENTON W. DEWAR, NCPLS – 3040

RECORDED IN BOOK OF MAPS 2024 PAGE_____ WAKE COUNTY REG.



COURSE	BEARING	DISTANCE
E–1	S 55°36'49"E	2.32'
E–2	S 29°16'04"E	18.38'
E–3	S 34°10'02"W	8.00'
E–4	S 55°49'58"E	54.55'
E–5	N 34°10'02"E	8.00'
E–6	S 82°23'52"E	17.64'
E–7	S 55°36'27"E	7.39'
E–8	S 55°49'58"E	54.55'

AREA IN EASEMENT
ORIGINAL EASEMENT – 569 SF/0.013 AC
ADDED TO EASEMENT – 436 SF/0.010 AC
EASEMENT TOTAL – 1,005 SF/0.023 AC

BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
PH. # (919) 552–9813
FAX # (919) 557–2255

L E G A L D E S C R I P T I O N

Being Lot 1 of the Hockaday property, recorded in Book of Maps 2007 Page 1228; having Wake County Pin #0648488641; and being more particularly described as follows:

Beginning at an EIP, being the Southeastern corner of Lot 16 the Bluffs at Morgan Park, having NC Grid Coordinates N – 688622.80' E – 2044681.39'; and being the Point and place of beginnig;

THENCE North 40 degrees 03 minutes 18 seconds East for a distance of 172.67 feet along the Eastern line of Lot 16 to an EIP;
THENCE South 53 degrees 12 minutes 18 seconds East for a distance of 232.97 feet to an EIS on the Right of Way of Utley Bluffs Drive;
THENCE along a curve to the left having a radius of 1024.99 feet and an arc length of 143.08 feet, being subtended by a chord of South 32 degrees 47 minutes 03 seconds West for a distance of 142.96 feet along said Right of Way to an EIS;
THENCE South 28 degrees 49 minutes 47 seconds West for a distance of 14.60 feet along said Right of Way to an EIS at the turnout with Berman Edge Road;
THENCE along a curve to the right having a radius of 25.00 feet and an arc length of 44.17 feet, being subtended by a chord of South 79 degrees 26 minutes 35 seconds West for a distance of 38.64 feet to an EIS on the Right of Way of Berman Edge Road;
THENCE North 49 degrees 55 minutes 34 seconds West for a distance of 229.01 feet along said Right of Way to the Point and Place of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.00 acres more or less.

AREA CHART

PIN #0648488641
REID #0358983
D.B. 19582 PG. 2370
B.M. 2007 PG. 1228

AREA
1.000 ACRES
43,542 SF

OWNER/DEVELOPER

SIRE DEVELOPMENT, LLC
5509 DEN HEIDER WAY
RALEIGH, NC 27606

40 0 20 40 80 160

PLAT OF REZONNING FOR:

SIRE DEVELOPMENT, LLC
4016 BERMAN EDGE ROAD – HOLLY SPRINGS, NC 27540

LOT 1 – BOOK OF MAPS 2007 PAGE 1228
DEED BOOK 19582 PAGE 2370
HOLLY SPRINGS TOWNSHIP
WAKE COUNTY – NORTH CAROLINA

PIN #0648488641
REID #0358983
SCALE: 1" = 40'
DATE: JUNE 4, 2024
24–44L
RIDER24/24/650

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 3.

Development Services
Title: 25-MAS-01 Hazel Ridge Major Subdivision Plan
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Brett Gosney, Development Services, Elliot Blonshine, Development Services

Action(s):

- Recommend the Town Council approve/deny Major Subdivision Plan 25-MAS-01 for Hazel Ridge with the conditions in the staff report, and to forward the Planning Board Action Report, to include the Recommendation, to the Town Council.

Explanation:

- A Major Subdivision Plan has been submitted to develop a 237-lot subdivision for single-family detached dwellings on 122.29 acres located at 5900 Duncan Cook Rd.
- The site includes four active open space areas that include a variety of amenities such as a pool, pickleball courts, and a playground.
- The traffic mitigation improvements shown on the attached plans are consistent with the previously approved Transportation Mitigation Agreement and Traffic Impact Analysis as well as the Comprehensive Plan and Traffic Study Policy.
- The project will be constructing a pump station as well as improving the existing Honeycutt Farm pump station. The new pump station is located between the southern and northern sections and will be surrounded on all sides with a minimum of 10' Type B buffer.

Staff Recommendation: Approve

Background:

- The parcel was zoned SR-CD Suburban Residential Conditional Zoning District on August 20, 2024.
- This project was previously named Tassel Ridge.

Funding Source(s):
N/A

Attachment(s):
1. 25MAS01_HazelRidge_StaffReport_Final
2. 25MAS01_TasselRidge_WCPSSReport
3. 25MAS01_HazelRidge_Application
4. 25MAS01_HazelRidge_Planset

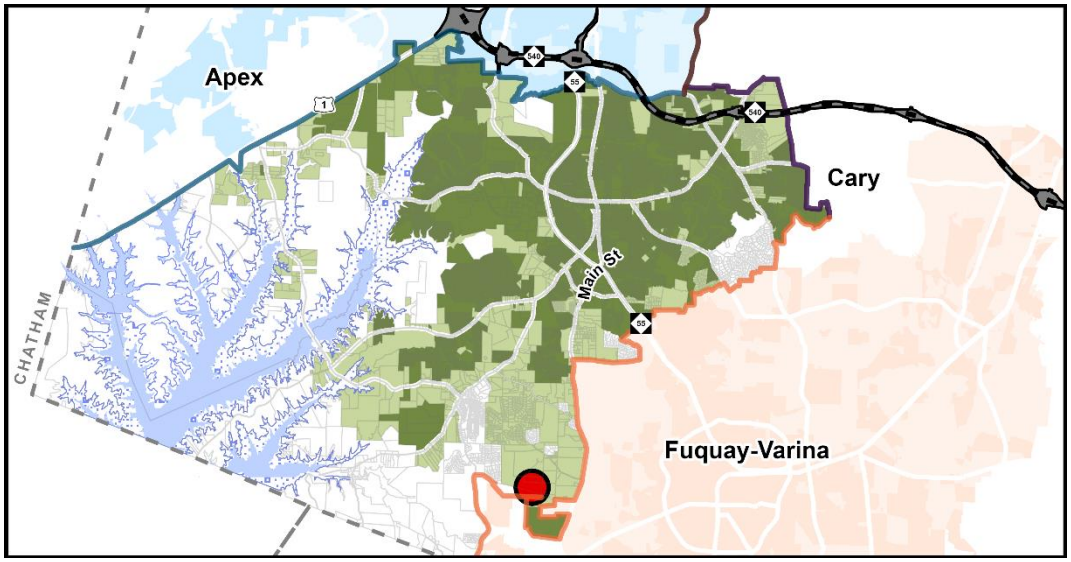
Project Type: Major Subdivision Plan

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Paul Berger / Duncan Cook Holdings, LLC

Property Address: 5900 Duncan Cook Rd.

Property Area: 122.29 ac.



Located in: ☐Holly Springs Corporate Limits ☒Holly Springs ETJ ☒Annexation Pending

Project Summary:
A Major Subdivision Plan for a 237-lot subdivision for detached single family homes at 5900 Duncan Cook Road (formerly known as Tassel Ridge).

Requested Action:
Advisory Decision: The Planning Board will review the petition and make a recommendation to the Town Council to approve or deny the requested Major Subdivision Plan petition.

Table of Contents:

Case Summary	Page 2
Current Zoning Information	Page 3
Land Use & Character Information	Page 4
Transportation Information	Page 7
Parks, Recreation & Greenways Information	Page 10
Community Facilities Information	Page 11
Infrastructure & Utility Information	Page 12
Natural Resources Information	Page 14
Development Standards Information	Page 15
Decision-Making Information	Page 17

Case Summary

Current Zoning:
SR Suburban Residential
☒ Conditional Zoning District

Current Major Subdivision Plan:
None



Aerial Photograph

Growth Strategy Map:
Places to Enhance

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Residential Neighborhood

Staff Analysis:

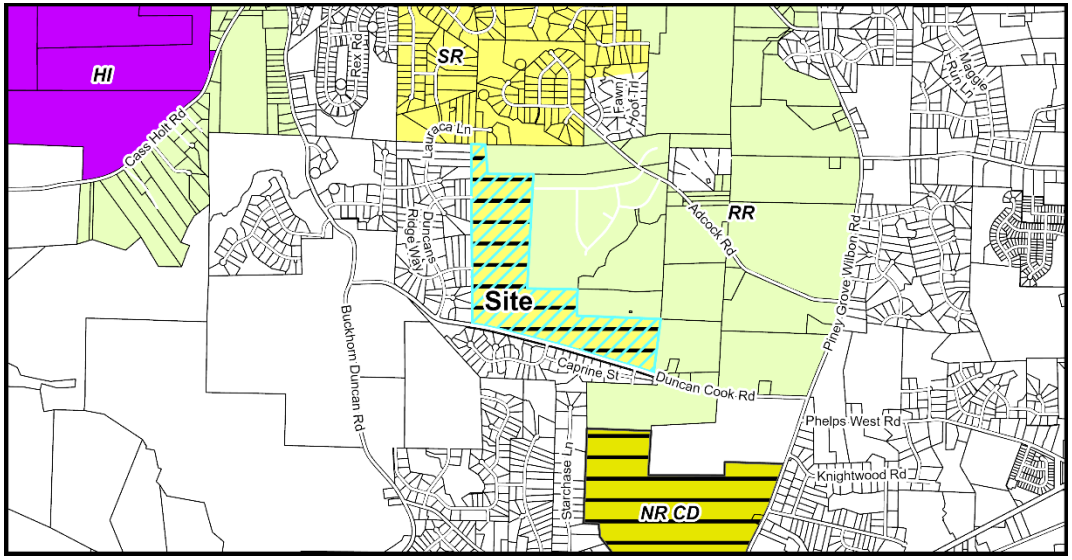
The Major Subdivision Plan is: ☒ Consistent with Adopted Plans/Ordinances ☐ Inconsistent with Adopted Plans/Ordinances

The Major Subdivision Plan complies with minimum requirements specified in Town adopted land development plans, policies, and ordinances and the Tassel Ridge Conditional Zoning District (24-REZ-01).

Staff Recommendation: ☒ Approve ☐ Deny

Current Zoning Information

Parcel #	Zoning	Area
0646398124	SR-CD Suburban Residential Conditional Zoning District	122.29 ac.
	Total Area	**122.29 ac.**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	SR-CD Suburban Residential Conditional Zoning District	Vacant / Agricultural
North	RR Rural Residential & SR Suburban Residential	Residential
South	R-30 (Wake County Zoning)	Residential
East	RR Rural Residential	Residential
West	CU – R-30 (Wake County Zoning)	Residential

Parcel Rezoning History

Rezoning Number: 24-REZ-01 (Tassel Ridge Conditional Zoning District)
Original Zoning: RR
Approved Zoning: SR-CD
Approval Date: August 20,2024

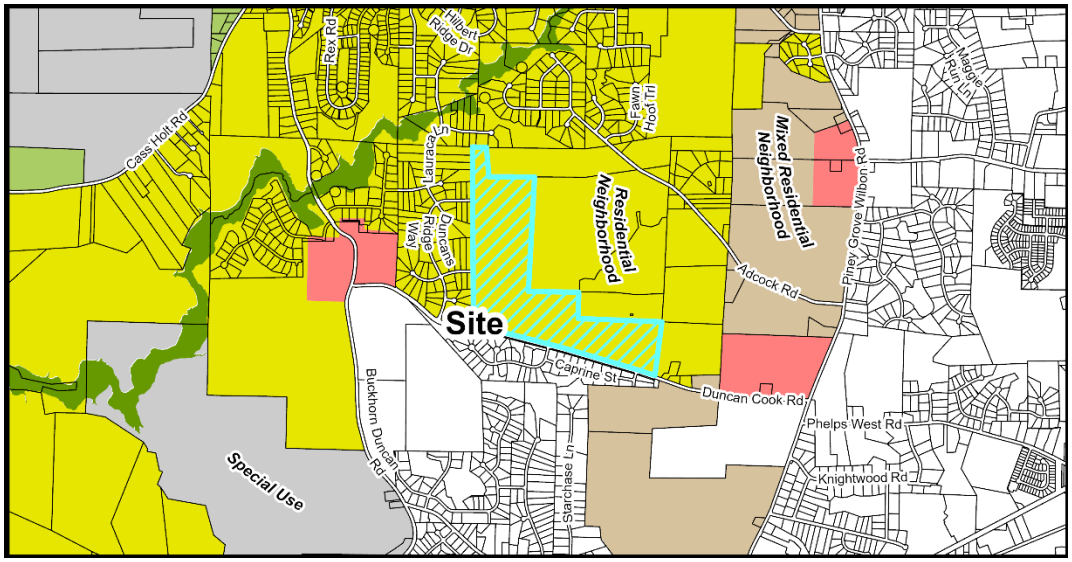
Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Preserve

Future Land Use: Residential Neighborhood

Small Area Plan: N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:

Theme	Description
☐ Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
☐ Suburban Remix	Activate neighborhood centers
☐ Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
☐ Context-Sensitive Infill Development Choices	Infill around single use residential areas
☒ Transitions	Complement existing development and avoid incompatibilities
☐ Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
☐ Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
☒ More Transportation-Land Use Coordination in the Community	Equal emphasis on land use (demand), transportation (supply) and urban design (character)

Land Use & Character Information (cont.)

Growth Strategy Map: Places to Enhance
Places to enhance in Holly Springs celebrate existing and future residential neighborhoods, and the small activity centers that serve them, as the building blocks for a strong community. They generally include Conservation Neighborhoods, Residential Neighborhoods with single dwelling detached homes on varying lot sizes, or Mixed Residential Neighborhoods with two or more home types (single dwelling detached, single dwelling attached, and multi dwelling) in the same development. Future infill development in the enhancement areas should be sensitive to the uses and densities along the perimeter of adjacent neighborhoods.

Future Land Use: Residential Neighborhood
A Residential Neighborhood area includes one housing type — single dwelling detached — on different lot sizes that vary enough to provide a range of home choices in the same neighborhood. Homes are oriented toward streets with rear yards larger than front yards. Some Residential Neighborhood areas may mix lot and house sizes on the same block, or provide accessory dwelling units. Pedestrian-scale blocks and a grid street network support a well-connected, cohesive community. New Residential Neighborhood areas should include a comprehensive and connected network of open space throughout the site to accommodate small parks, gathering spaces, and community gardens; preserve large tree stands; and help manage stormwater run-off. Internal streets and open space in a Residential Neighborhood area should connect to existing or future neighborhoods nearby. Residential Neighborhoods are primarily residential but may include limited civic or other non-residential (non-commercial) uses.

Key Characteristics:

- Streets are generally in a grid network.
- Lot width and depth is variable, with larger lots near the edges of the neighborhood and smaller lots near the center, creating a mix of densities throughout the neighborhood.
- Front-facing garages should be avoided. Where garages face the street, they should be set back significantly from the façade of the building.
- Development should be sensitive to existing natural resources including large tree stands and drainage-ways. Mass grading and tree clearing should be avoided whenever possible.
- Residential building types are limited to single dwelling detached residential, including accessory dwelling units, in a variety of sizes. Single dwelling attached and multi-dwelling are not allowed.
- Very walkable, with sidewalks, bike facilities, paths and trails

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Information (cont.)

Land Use & Character Staff Analysis:

The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Land Use & Character Plan/Ordinances

The proposed Major Subdivision Plan is consistent with the Future Land Use Designation of Residential Neighborhood as it fulfills several goals of this Character Area. These goals include:

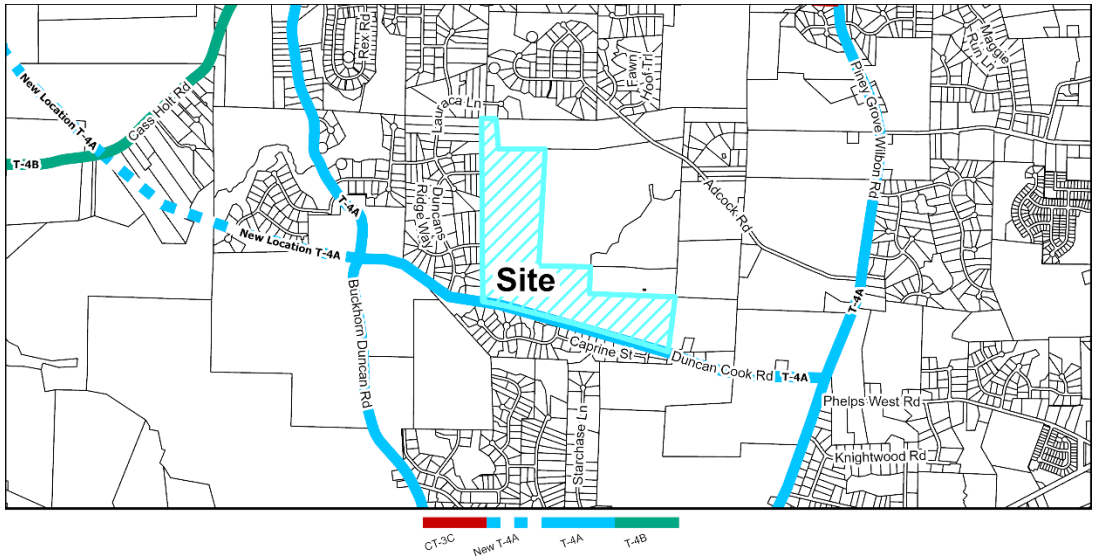
- Development being sensitive to existing natural resources – the proposed development preserves large tree stands and preserves a stream with wetlands that runs through the middle of the site.
- Providing connections to adjacent neighborhoods – the proposed development provides connections to adjacent roadway stubs and provides opportunities for additional connections to future development.
- Variable lot widths & depths – variable lot sizes are provided throughout the development with the large lots being located adjacent to the existing Wake County Subdivision to provide for better transitions.
- Includes only one residential building type of single dwelling detached.
- Several Active Open Space areas are provided throughout the development and are all connected with sidewalks as well as trails are provided around the SCM areas.

Transportation Information

Vision Holly Springs Comprehensive Plan Section 2

Comprehensive Transportation Plan

Road Widening along Project Frontage	☒ Required ☐ Not Required
New Location Roadways	☒ Required ☐ Not Required
Hotspot/Safety Study Location	☐ Yes ☒ No



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:
In accordance with the Unified Development Ordinance and Comprehensive Transportation Plan, road widening is required across the property frontage of Duncan Cook Road to meet ½ of the ultimate cross-section which is a 4-lane median divided road (T-4A).

New Location Roadways:
There are no new CTP public roads proposed on this parcel. The project will construct two new driveway accesses on Duncan Cook Road and proposes connections to two existing roadway stubs along the western property line.

Hotspot/Safety Study Location:
There are no Hotspot/Safety studies adjacent to this parcel.

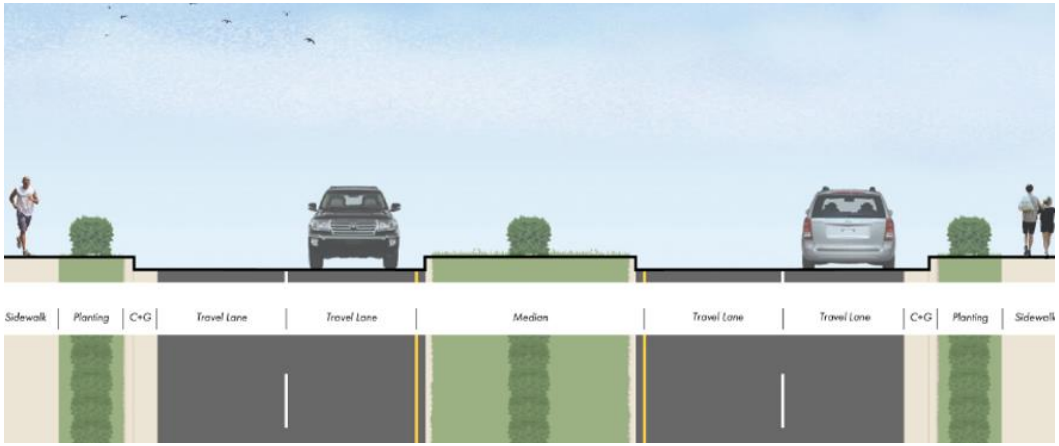
Improvement Prioritization:
N/A

Transportation Information (cont.)

Traffic Study Policy

☒Traffic Study Required

☐Tier 1
☐Tier 2
☐Tier 3
☒Traffic Verification Memo



Example of T-4A Thoroughfare Cross Section

Traffic Study Summary

A Traffic Impact Analysis (TIA) and associated Transportation Mitigation Agreement was completed and approved with the rezoning petition and a Traffic Verification Memo was completed with the Major Subdivision plan to ensure consistency with the TIA. The Major Subdivision plans show all recommended improvements within the approved TIA as follows:

Duncan Cook Road at Buckhorn Duncan Road

- Construct an exclusive southbound left turn lane on Buckhorn Duncan Road.

Piney Grove Wilbon Road at Duncan Cook Road

- Install a traffic signal.
- Construct an exclusive northbound left turn lane on Piney Grove Wilbon Road.
- Construct an exclusive eastbound left turn lane on Duncan Cook Road.

Duncan Cook Road at West Site Driveway (full movement)

- Construct an exclusive eastbound left turn lane on Duncan Cook Road.

Duncan Cook Road at East Site Driveway (full movement)

- Construct an exclusive eastbound left turn lane on Duncan Cook Road.

Buckhorn Duncan Road at Summit Creek Drive

- Construct an exclusive southbound left turn lane on Duncan Cook Road.

Transportation Information (cont.)

Transportation Staff Analysis:

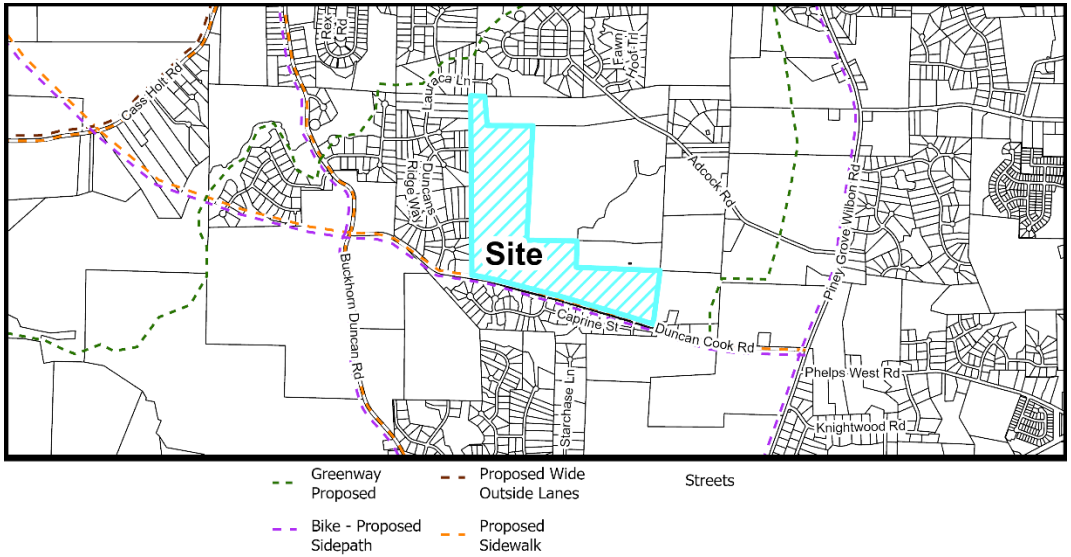
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

The mitigation improvements shown on the plans are consistent with the previously approved Transportation Mitigation Agreement and Traffic Impact Analysis as well as the Comprehensive Plan and Traffic Study Policy.

Parks, Recreation & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area ☐ Yes ☒ No



Active Transportation Map

Required Active Transportation Improvements

☐ Greenway ☒ Sidepath

The Town's Comprehensive Transportation Plan shows a 10' Sidepath required along the Duncan Cooke Rd. frontage.

Parks, Recreation, & Greenways Summary

The proposal shows the required 10' wide Sidepath along the project's Duncan Cook Rd. frontage. The proposal is located outside of any Park Search Areas shown on the Town's Parks, Recreation, and Greenways Master Plan and is not required to dedicate land on site to meet UDO requirements, rather a fee-in-lieu of Parkland Dedication will be paid at time of property subdivision.

Parks, Recreation, & Greenways Staff Analysis:

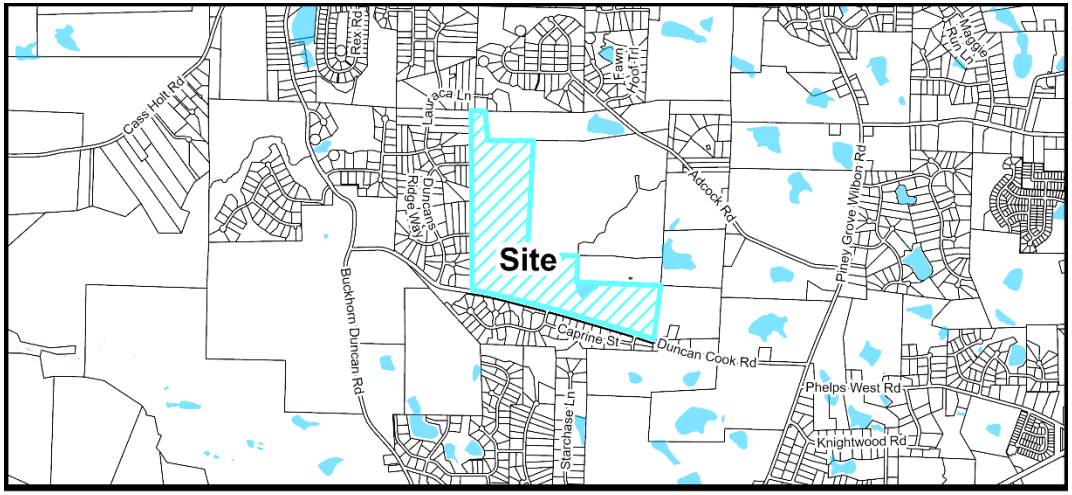
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The proposal meets all requirements for Greenway improvements and Land Dedication and as such it is consistent with the Town's Comprehensive Plan Section 3: Parks, Recreation and Greenways Master Plan.

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

Population growth increases demand for public services. In order to fulfill this demand, community facilities must be appropriately planned for and constructed. These facilities may range from additional public safety stations, such as police and fire, to new schools to handle the influx of school-aged children into an area.



No Identified Facilities

Community Facilities Map

WCPSS Coordination

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the attachments.

Schools at the following grade levels within the current assignment area for the proposed rezoning are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☐ High School ☐ N/A: All grade levels are anticipated to have sufficient capacity

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☒ Elementary ☐ Middle ☐ High School

☐Not applicable – existing school capacity is anticipated to be sufficient.

Community Facilities Staff Analysis:

The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Community Facilities Plan/Ordinances

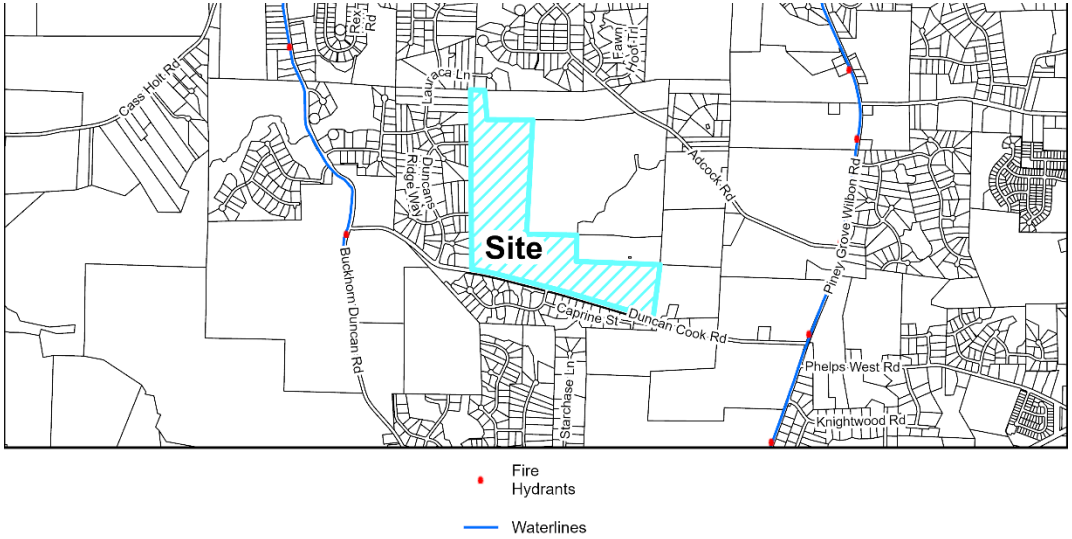
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map. As a project proposing residential units, the applicant is required to report the potential number of units to the Wake County Public School System for their facility planning.

Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

Water	☐ Yes ☒ No ☒ Study Required
Sanitary Sewer	☐ Yes ☒ No ☒ Study Required
Reclaim	☐ Yes ☒ No ☐ Study Required



Utility Map

Infrastructure & Utility Summary

Water:

The project is required to tie to existing Town water facilities located in Piney Grove Wilbon Road and extend up to and across the property frontage of Duncan Cook Road as well as throughout the site to serve the proposed development. A Fire Flow Analysis was completed with this Major Subdivision Plan and it confirmed adequate water pressure within the Town's system with the addition of this development.

Sanitary Sewer:

Sewer service is proposed to be provided via an onsite pump station and forcemain to discharge to the existing Honeycutt Farm Pump Station. Easement acquisition and construction associated with the forcemain route are included as part of this development.

A sewer study, including a pump station capacity analysis for the existing pump station and the proposed pump station, was completed and approved with the rezoning. The study concluded improvements to the Honeycutt Farm pump station are necessary and have been committed to by the developer.

Reclaim:

This project is outside of the reclaimed service area.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

☒ WRMP Applicable	☐Tier 1	Allocation Elements	☒ Public Infrastructure Improvements
☐ WRMP Not Applicable	☐Tier 2		☒ Sustainable Design
	☒Tier 3		☐ Work Force Housing
			☒ Open Space/Tree Preservation

Water Resource Management Policy Summary
This development is subject to the Water Resource Management Policy and the requested allocation was approved by Town Council with the Rezoning on August 20, 2024.

Utility Allocation Summary

Priority Level: Priority Level 3
Allocation Assignment: Residential – Single Family
Allocation Requested: 60,690 gallons per day
Allocation Status: Approved

Infrastructure & Utility Staff Analysis:

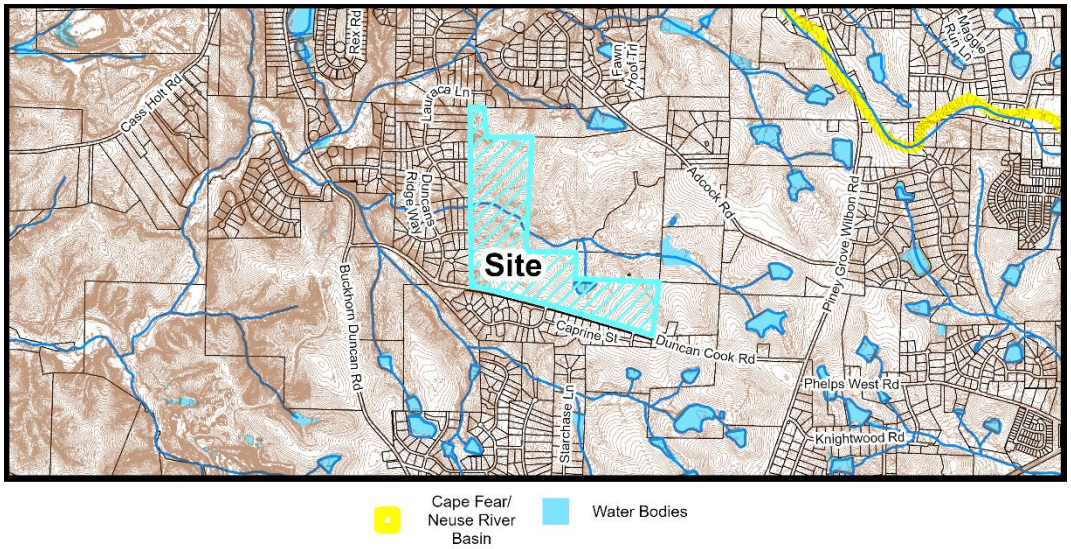
The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed utility connections and extensions are consistent with the Town's Comprehensive Plan and the associated Engineering Studies.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

On-site Private Open Space	**30% (36.06 acres)**
Tree Preservation Area	20%
Active Recreation Area	5% (6.01 acres)
Urban Civic Space	N/A
Flexible Space	5%



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The proposed Major Subdivision Plan includes the required 30% of open space with 24.2 acres of tree preservation are, 6.19 acres of active open space, and 11.95 of flexible open space. The four active open space areas include a playground, pool with a clubhouse, walking trails, and pickleball courts.

Stormwater:

The project is located within the Cape Fear River Basin and is proposing to treat new impervious surfaces onsite with Constructed Stormwater Wetlands. There are several jurisdictional features located on and adjacent to the site such as floodplains, wetlands, streams and Riparian buffers.

Natural Resources & Open Space Staff Analysis:

The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Natural Resources Plan/Ordinances

The application exceeds the required Open Space regulations per the Town's Unified Development Ordinance. Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval. This has been designed in a way to minimize impacts to the existing environmental features and is consistent with the Comprehensive Plan.

Development Standards Information

Unified Development Ordinance

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO) and Tassel Ridge Conditional Zoning District (24-REZ-01).

Development Standards Summary

Development Standards (UDO Section 2 & 24-REZ-01):

Density	Standard	Proposed Standard
Number of Dwelling Units	237	237
Maximum Density	1.97	1.97

Building Height	Standard	Proposed Standard
Maximum Building Height	35'	35'

Landscaping (UDO Section 5 & 24-REZ-01):

	Standard	Proposed Standard
Perimeter Buffers		
North	15' Type B, 25' Type B, & 50' Type C	15' Type B, 25' Type B, & 50' Type C
East	15' Type B, 25' Type B, & 50' Type C	15' Type B, 25' Type B, & 50' Type C
South	20' Type B	20' Type B
West	50' Type C	50' Type C
Street Trees		
	Thoroughfare: Trees on private property within 5 ft of the right-of-way	Trident Maple, Southern Sugar Maple, Ginkgo, Nuttall Oak, Pin Oak, Chinese Elm, Japanese Zelkova, & Okame Cherry
	Local: Trees shall be located within the Public right-of-way	

Proposed Site Design (UDO Section 8 and Conditional Zoning District)



Site Design Highlights

- 237 Single family detached units on a minimum of 60 ft wide lots.
- Four active open space areas that include a variety of amenities such as a pool, pickleball, and playground.
- Traffic Calming measures such as solar powered radar speed signs.
- The pump station is located between the southern and northern sections and complies with all UDO requirements. Additionally, it will be surrounded by a minimum of 10' Type B buffer on all sides.
- The site includes the following lot mixing:
    - 79 lots of 12,000+ sf
    - 72 lots of 10,000+ sf
    - 86 lots of 7,500+ sf

Development Standards Staff Analysis

The Major Subdivision Plan is: ☒ Consistent ☐ Inconsistent with the Unified Development Ordinance

The proposed Major Subdivision Plan is carrying out the commitments stated within the Tassel Ridge Conditional District Rezoning as well as meeting the goals of the Suburban Residential Zoning District. The standards support higher quality development at an appropriate density that is also sensitive to environmental features that are located on the site by preserving large tree stands and designing around streams and wetlands. Additionally, the development is meeting the goals of the Suburban Residential district by providing low to medium density detached dwellings on different lot sizes within the same neighborhood.

Decision-Making Information

Comprehensive Plan and Unified Development Ordinance Consistency Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan/Ordinances (Section 1)	☒ Consistent ☐ Inconsistent
Comprehensive Transportation Plan/Ordinances (Section 2)	☒ Consistent ☐ Inconsistent
Parks, Recreation & Greenways Master Plan/Ordinances (Section 3)	☒ Consistent ☐ Inconsistent
Community Facilities Plan/Ordinances (Section 4)	☒ Consistent ☐ Inconsistent
Infrastructure & Utilities Plan/Ordinances (Section 5)	☒ Consistent ☐ Inconsistent
Natural Resources Plan/Ordinances (Section 6)	☒ Consistent ☐ Inconsistent
Unified Development Ordinance	
Unified Development Ordinance	☒ Consistent ☐ Inconsistent

Major Subdivision Plan Staff Analysis
The applicant must demonstrate that the proposed Major Subdivision Plan complies with minimum requirements specified in Town's adopted land development policies and ordinances.

The Major Subdivision Plan complies with minimum requirements specified in Town adopted land development policies and ordinances.

Staff Recommendation: ☒ Approve ☐ Deny

Previous Case Related Items

Neighborhood Meeting
The applicant must hold a neighborhood meeting with all property owners within 500 feet of the project prior to submitting an application. A report of the neighborhood meeting has been submitted and is included in the agenda item attachments.

Meeting Date: 11/12/2024
Summary of Issues:

- Concerns regarding the traffic cutting through the adjacent neighborhoods.
- Concerns regarding safety with increased traffic through the adjacent neighborhoods.

Planning Board Consideration & Action

Per NCGS §160D-301(b), the Planning Board may provide a preliminary forum for review of quasi-judicial decisions, provided that no part of the forum or recommendation may be used as a basis for the deciding board.

Planning Board Decision Type: Advisory Decision

Advisory Decision
The Planning Board must review the application and make a recommendation to the Town Council.

The Planning Board should consider whether or not the proposed Major Subdivision Plan is consistent with the technical standards of Town of Holly Springs Unified Development Ordinance.

Action: Major Subdivision Plan Petition Motion
The Planning Board must make a recommendation to the Town Council on the Major Subdivision Plan.

Motion to recommend that the Town Council approve / deny Major Subdivision Plan 25-MAS-01 for Hazel Ridge as submitted by Paul Berger of Duncan Cook Holdings, LLC, dated Revised 6/11/2025with staff recommended conditions, and to forward the Planning Board Action Report, to include the Recommendation, to the Town Council.

1. All previous conditions of approval for Tassel Ridge Rezoning apply to this plan except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. All remaining comments will be addressed during the Construction Drawing Review.
3. Invoiced fees from Special Study third party review must be paid prior to first Construction Drawing Submittal, and no later than prior to Construction Drawing Approval.
4. ALL recommendations from the Traffic Study and as a result of Town and NCDOT review associated with this project, must be incorporated into the plans no later than with your next submittal to avoid delays in your development review. This must be finalized prior to this project being scheduled for Planning Board and Town Council.
5. The Build-out analysis in the Traffic Impact Analysis (TIA) associated with this development included a mix of background improvements and recommended development mitigations. If the assumed background projects do not occur, it should be the developer's sole responsibility to construct all of the background improvements included in the Traffic Study unless additional analysis can be provided to demonstrate the background mitigations are not warranted by the subject development.
6. A new traffic signal is warranted at the intersection of Duncan Cook Rd/Piney Grove Wilbon Rd. This development is responsible for traffic signal design and installation, including mast arm pole construction and fiber connection/extension, in accordance with Town standards.
7. Fiber utility connection/extension is required with this project associated with the traffic signal / pump station installation and construction. Please continue to coordinate with Staff during construction drawings.

8. If build out exceeds the anticipated time frame in the approved Traffic Study, an update of the Traffic Study will be required prior to or with the Development Plan for the associated phase. Recommended improvements will be required to be completed prior to plat approval of that phase.
9. Thoroughfares, collectors, and boulevards will require a calculated pavement design with 1st construction drawing submittal. This may result in a pavement cross section bigger than the specified minimum.
10. Offsite right-of-way dedication will be required in the form of a recorded plat prior to receiving construction drawing approval.
11. A Deed of Easement is required to be executed for public vehicular & public pedestrian access between the property owners at the time of plat.
12. In accordance with Engineering Design & Construction standards (ED&CS) Section 7.07, the pump station site lot shall be platted and deeded to the Town of Holly Springs through fee simple conveyance prior to pump station final acceptance. A deed of easement is not sufficient and is not allowed. Show lot lines on the associated subdivision plan and preliminary pump station site plan.
13. The following note must be clearly reflected on the plats and construction drawings for lot 104: "Pump station site owned by the Town of Holly Springs may be expanded in the future and there will be routine operation inspections and maintenance on the premises once the pump station is in operation."
14. All Special Studies must be finalized prior to being scheduled for Planning Board.
15. Preliminary Pump Station Site Plan is required to be on the same Town Council Meeting agenda as this plan.
16. Provide documentation in the form of a recorded plat of any required offsite sewer easements prior to first construction drawing submittal.
17. A verification letter that confirms no changes occurred to the gravity sewer network; including final sizing for lines that are stubbed upstream, will be required with first construction drawing submittal. [If changes have been made to the gravity sewer network between Town Council Approval and first Construction Drawing Submittal, a Final Gravity Sewer Line Sizing Report will be required with first construction drawing submittal for all lines that are stubbed to adjacent upstream properties. Include calculations to document line sizes, adequacy of proposed sanitary sewer lines to serve all future upstream development.
18. Offsite Sewer Infrastructure Incomplete: If any offsite sewer facilities are needed to serve this project and are not completed and accepted by the Town at the time of approval of this preliminary subdivision plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities and Infrastructure. The Town is not responsible for completion of off-site sewer facilities and will not guarantee completion of such facilities by any other party. This will become a condition of plan approval.
19. If any offsite water facilities are needed to serve this project and are not completed and accepted by the Town at the time of the approval of this plan, then these facilities must be completed prior to construction drawing approval unless otherwise approved by the Executive Director of Utilities and Infrastructure. The Town is not responsible for completion of off-site water facilities and will not guarantee completion of such facilities by any other party. No plats or building permits will be issued by the Town until all necessary on and off-site water infrastructure is completed. This will become a condition of approval.
20. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
21. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
22. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.

23. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information.
24. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
25. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater SCM prior to plat recordation and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the SCM is required at the end of the performance monitoring period for the project.
26. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.

Next Steps

Quasi-Judicial Public Hearing

Anticipated Town Council Public Hearing Date: 7/15/2025

Prior to the Legislative Public Hearing:

- Mailed notice will be sent to all property owners within 500 feet of the project.
- Posted notice will be made with a public hearing sign on the property.

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

Quasi-Judicial decisions are determined by the presentation of factual evidence as to whether the proposed Development Plan satisfies the applicable development standards. The Town Council must hold a Quasi-Judicial public hearing to collect facts and then make a decision based on the written and oral evidence presented. A Quasi-Judicial decision must be made on facts and evidence and cannot be based on opinions or hearsay. Anyone who presents facts and evidence during the Quasi-Judicial public hearing must be sworn in under oath and may be subject to cross-examination. These criteria shall be used to evaluate whether the proposal will cause significant adverse impacts on adjacent properties:

Criterion 1: The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein.

Criterion 2: The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu.

Criterion 3: The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties.

Criterion 4: The proposed building or site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.

Criterion 5: The design of the project furthers the goals and policies of the Comprehensive Plan.

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

Student Assignment
5625 Dillard Drive
Cary, NC, 27518
Email: studentassignment@wcpss.net

tel: (919) 431-7333
fax: (919) 694-7753

June 12, 2024

Chis Hills, AICP
Director, Development Services
Town of Holly Springs
chris.hills@hollyspringsnc.gov

Dear Chris,

The Wake County Public School System (WCPSS) Office of School Assignment received information about a proposed rezoning/development within the Town of Holly Springs planning area. We are providing this letter to share information about WCPSS's capacity related to the proposal. The following information about the proposed rezoning/development was provided through the Wake County Residential Development Notification database:

- Date of application: February 2, 2024
- Name of development: Tassel Ridge
- Address of rezoning: 5900 Duncan Cook Rd. (PIN 0646398124)
- Total number of proposed residential units: 237
- Type(s) of residential units proposed: 237 Detached Dwellings (Single-family)

Based on the information received at the time of application, the Office of School Assignment is providing the following assessment of possible impacts to the Wake County Public School System:

☐ Schools at all grade levels within the current assignment area for the proposed rezoning/development are anticipated to have sufficient capacity for future students.

☒ Schools at the following grade levels within the current assignment area for the proposed rezoning/development are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☒ Elementary ☐ Middle ☐ High

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ Not applicable – existing school capacity is anticipated to be sufficient.

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☒ School expansion or construction within the next five years may address concerns at these grade levels:

☒ Elementary ☐ Middle ☐ High

Thank you for sharing this information with the Town of Holly Springs Planning Board and Town Council as they consider the proposed rezoning/development.

Sincerely,

Susan W. Pullium, MSA
Senior Director

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)* Applicant and Financially Responsible Party will need to register for an account on the Portal.	
Project Applicant Check One: ☑ Owner ☐ Owner's Agent ☐ Design Professional ☐ Developer ☐ Other	
Name: Paul Berger	Company: Duncan Cook Holdings, LLC
Mailing Address: 2310 S Miami Boulevard Suite 238	
City, State, Zip: Durham, NC 27703	
Telephone: 801-227-9794	E-Mail: paul@ganderdev.com
Design Professional	
Name: Andrew Petty	Company: Curry Engineering Group, PLLC
Mailing Address: 205 S. Fuquay Avenue	
City, State, Zip: Fuquay-Varina, NC 27526	
Telephone: 919-552-0849	E-Mail: andy@curryeng.com
Developer	
Name: Paul Berger	Company: Gander Development
Mailing Address: 2310 S Miami Boulevard Suite 238	
City, State, Zip: Durham, NC 27703	
Telephone: 801-227-9794	E-Mail: paul@ganderdev.com
Architect	
Name:	Company:
Mailing Address:	
City, State, Zip:	
Telephone:	E-Mail:
Landscape Architect	
Name: Adam Southwell	Company: Southwell Design, PLLC
Mailing Address: PO Box 37178	
City, State, Zip: Raleigh, NC 27627-7178	
Telephone: 919-272-6729	E-Mail: adam@southwelldesign.com
Financially Responsible Party (REQUIRED)	
Name: Peyton Anderson	Company: Duncan Cook Holdings, LLC
Mailing Address: 2310 S Miami Boulevard Suite 238	
City, State, Zip: Durham, NC 27703	
Telephone: 919-908-6603	E-Mail: panderson27609@gmail.com
Property Owner (REQUIRED)	
Name: Peyton Anderson	Company: Duncan Cook Holdings, LLC
Mailing Address: 2310 S Miami Boulevard Suite 238	
City, State, Zip: Durham, NC 27703	
Telephone: 919-908-6603	E-Mail: panderson27609@gmail.com

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PROJECT INFORMATION	
Project Name	Hazel Ridge
PUD/Master Plan or Subdivision	Subdivision
Shopping Center or Lot #	
Project Location *Use street address. If none, use closest intersection*	5900 Duncan Cook Road
	☐ Within Corporate Limits ☑ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0646398124
Real Estate ID	0062443
Project Acreage	122.29 Partial Parcel? ☐ Yes ☑ No
Current Zoning	SR-CD Suburban Residential Conditional Zoning District
Proposed Use	Residential Subdivision
Open Space	☐ Dedication ☑ Fee-in-lieu ☐ Combination ☐ N/A
Waivers Requested	☑ No ☐ Yes: Specify UDO Section Number(s):
Special Study Scoping Meeting Dates	Special Studies completed with rezoning
Sketch Plan Review (pre-submittal) Meeting Date:	11/7/2024
Water Resource Management Program (WRMP)	WRMP Priority Level ☐ 1 ☐ 2 ☑ 3 Allocation Request Required 60,690 gpd

CERTIFICATE OF COMPLETION
I certify that all information presented in this petition is accurate to the best of my knowledge and belief. Signature of Applicant:  Date: 01/3/2025

DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT

A petition for Development Plan or Major Subdivision may only be approved upon the presentation of the following:

1. The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein:

Hazel Ridge provides a variety of lot sizes for single family homes ranging from 7,500 square feet up to almost 20,000 squaree feet. These lot sizes are a step down in size from the large Wake County lots immediately to the west in Duncan's Ridge, and larger than the house pads for "Big Daddy Trailer Park" to the east. The site plan shows a requirement for those lots closest to Duncan's Ridge neighborhood and those closest to the established single family residential on the Cook farm to be the largest lots with minimum sizes of 12,000 square feet. Hazel Ridge ties into existing communities as it transitions in intensity between the lowest intensity on the edges of the community with larger lots to a greater intensity of housing in the interior of the community. The neighborhood is connected to existing neighborhoods through not only streets, but also tree lines, and single family housing on larger lots tying into the adjacent large lot neighborhood.

2. The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu:

The primary built upon area of Hazel Ridge is focused in the existing farm fields to the south of the stream that bisects the south East to West while having a single stream crossing to access the knoll to the North of the stream that will tie into the existing street stub to the west. Moreover, Hazel Ridge is committed to preserving the natural vegetation along the properties edge where it exists and enhancing that natural vegetation with additional plantings to a width that is ten (10) times the width of the buffer required by the UDO. In the event that the existing constructed farm pond can be reconstructed as an amenity following environmental study of the feature after 2 growing seasons, it will be incorporated into the amenities.The recreational/active open space design is the shining jewel of the subdivision. It is the element that takes Hazel Ridge from a subdivision to a community. With open space and not houses being the focal point of the entries, stream crossing entrance into the northern portion of the neighborhood, and at the end of longer east-west roadways, the open spaces as designed and programmed will be the focal point of Hazel Ridge and what one remembers of the community when gone. These open spaces feature a blend of structural play and naturalistic respite. The open space must include an amenity center, dog park, edible garden, nature trails, playground, and pollinator garden. In addition there is flexibility around the additional amenities and where they will go, which will include a mix of fitness facility, pool, hard surface court, putting green, yoga lawn, fish pond, shad structures and benches. The intent of these open spaces is to have integrated designs where edible landscaping, moments of rest and respite within the landscape, and pollinator plants serve to frame the more active programmatic elements of open space.

3. The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties:

A public pump station is being installed with Hazel Ridge that is located at the lowest point of the property capable of serving a large drainage basin within the Town of Holly Spring's planning and utility jurisdiction. The pump station design is being coordinated with adjacent developments within the town to ensure the most efficient pump station and force main routing is achieved. Along with the pump station design, a twelve inch water main is being extended down Duncan Cook Road from Piney Grove Wilbon Road which will increase the towns infrastructure and service capabilities. Additionally five street stubs have been created on the eastern and northern property lines to create opportunities for future development to connect with Hazel Ridge.

4. The proposed building or site design enhances the public realm, maximize natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character:

The utilization of a 20' wide landscape strip along the frontage of Duncan Cook Rd and the pulling of homes away from the external streets helps to maintain the existing corridor's viewsheds and character. Per Vision Holly Springs description of Holly Springs's town character, residential neighborhoods West of 55 have historically been designed as semi-private enclaves with limited access points. Hazel Ridge incorporates some of this historical language, while incorporating the town's goals for greater connectivity and pedestrian circulation. Hazel Ridge utilizes internal road networks for primary access to single family houses as historically seen throughout Holly Springs, while connecting the internal road network and open spaces to external thoroughfares. While NCDOT does not support short distances between neighborhood collectors/entry roads, 2 additional pedestrian connections have been added to allow for greater pedestrian circulation while the vehicular circulation more closely patterns existing enclave style neighborhoods.

5. The design of the project furthers the goals and policies of the Comprehensive Plan:

Refer to the Plan Consistency Statement below.

Hazel Ridge Plan Consistency Statement

Executive Summary:

The proposed rezoning of Hazel Ridge is in line with the Vision Holly Springs Mission statement. Through a design approach focused around centralized community open spaces Hazel Ridge builds on the town's vision of "the creation and enhancement of residential and non-residential development, which ultimately fosters a greater sense of community". The design of Hazel Ridge is that of a neighborhood, not just a subdivision, but a built community. The neighborhood's quasi-public open spaces are truly central to the neighborhood with locations that emphasize the importance of these shared spaces in building community. This emphasis is in line with the town's own emphasis on the public realm, and while these areas are quasi-public, they do help to enhance the character of the neighborhood and surroundings. As noted in the Vision Holly Springs plan, the Duncan Cook Rd Corridor is a place to enhance, in which the existing and proposed neighborhoods should be celebrated as the building blocks of a strong community with infill development being "sensitive to the uses and densities along the perimeter of adjacent neighborhoods." Hazel Ridge seeks to balance sensitivity to neighboring uses with a vision for a community in which neighbors know each other and feel a sense of ownership over not only their property but the public realm as well. This is done by including a variety of lots sizes that respond to context with lower intensity adjacent to existing large lot single family Wake County subdivisions and then create a more intense neighborhood core of smaller lots.

Section 1: Future Land Use & Community Character:

The Future Land Use Plan designation for the Hazel Ridge property is residential neighborhood. The zoning for Hazel Ridge of Suburban Residential with a conditional district meets not only the intensity of development intended by the land use plan but also the pattern and character intended for the community. The proposed zoning district utilized streets and block patterns that weave together the smaller neighborhood blocks described in the comprehensive plan with the existing large blocks found in adjacent Wake County Development, and where external constraints such as intersection spacing and environmental features require blocks to be longer, breaks are created along the block length for pedestrian passages and trails. Moreover the open space pattern proposed by Hazel Ridge is in keeping with the Comprehensive plan's description of the appropriate distribution of open space, trees and natural resources. With a plan that uses natural areas and tree preservation along the perimeter and along riparian features, while activated open spaces such as the amenity center, dog park, and formal gardens are placed within the more structured and accessible portions of the neighborhood. As the comprehensive plan states "in Residential Neighborhoods…there is typically a balance of preserved natural features such as large tree stands, streams, and wetlands; with more formal landscape features including street trees, parks, and gardens."The lot sizes and building placement withing Hazel Ridge reflect the comprehensive plan's description of the wider lots being on the exterior of the community and transitioning to smaller lots. Moreover, the added commitments within Hazel Ridge of pulling homes/porches towards the street while pushing garages away from the street creates a better quality street, and thereby a higher quality public realm and stronger community.

Section 2: Transportation / Comprehensive Transportation Plan

A traffic study is being completed with the rezoning and all required mitigation improvements will be designed and constructed by the developer where physically feasible. The three (3) CTP goals most applicable to the Hazel Ridge rezoning and associated transportation improvements include integrated planning, efficient, and safe. In accordance with the comprehensive transportation plan and transportation planning principles, Hazel Ridge has numerous offsite roadway improvements and frontage improvements associated with the project. These improvements include turn lanes at critical intersections nearby, construction of Duncan Cook Road to include half of the proposed cross-section for the Urban Thoroughfare including a 10' sidepath path along the frontage and a median divided 4-lane road. Moreover the Hazel Ridge community development will fund a traffic light at the intersection of Duncan Cook Road and Piney Grove Wilbon Rd. This intersection is a problem for residents today and the delays and subsequent safety concerns around turning movements will only intensify with surrounding development pressures. Hazel Ridge's improvements to this intersection will be vital to the safe and orderly flow of traffic moving forward. In the sites internal road network includes 4 street stubs that connect to adjacent properties that could be developed in the future. These street stubs are in compliance with UDO standards for connectivity and ensure that the towns goals for greater connectivity can be born out as communities are built incrementally.

Section 3: Parks, Recreation & Open Space / Beyond the Green: A Parks & Recreation Master Plan

The Hazel Ridge property is outside of the town's park search areas and planned park improvements. However the greenways master plan does call for a sidepath along Duncan Cook Rd. This side path installation will be part of the Hazel Ridge community and support the overall comprehensive and open space goals of providing pedestrian connectivity throughout the community to a variety of uses and places. The active open space programming within Hazel Ridge is in line with the master plan's health recommendations around physical fitness, mental health, social cohesion, and healthy eating. The open space meets these recommendations through incorporation of the strategies for action items including amenities that encourage physical activity, access to healthy food, and program offerings. As required by the Development & Design Manual, the open active open space of Hazel Ridge is required to include an amenity center, dog park, edible garden, nature trails, playground, and pollinator garden. These required elements ensure that there are programmed spaces for physical activity and access to healthy food.

Section 4: Community Facilities

Hazel Ridge is not within close proximity to any community facility needs noted within the Town's Community Facilities Plan. With the development intensity proposed there will not be a significant increase in facilities demand associated with the neighborhood to modify the planned facilities needed by the town.

Section 5: Infrastructure and Utilities

Hazel Ridge is subject to Holly Spring's Water Resource Management Policy and is a priority level 3 with commitments for public infrastructure improvements, sustainable design, and tree preservation. Hazel Ridge will be served by an extension of a water line from Piney Grove Wilbon Rd to the site. There will be a town water transmission line installed by the town along the Duncan Cook Frontage, however Hazel Ridge will not be permitted to connect to that water line and will therefore need to run a separate water line from the water stub currently planned by Elliot at the intersection of Piney Grove and Duncan Cook Rd or to a newly created stub built by Hazel Ridge in the event the water stub is not constructed by Elliot Farm. A sewer study was completed in conjunction with the rezoning. All required mitigation improvements will be designed and constructed by the developer as set forth in zoning commitments. Sewer for Hazel Ridge will be served by a pump station that will connect with the Elliot Farm Pump Station and then run a force main to the Honeycutt Farms pump station. This pump station at Honeycutt Farms will require upgrades as a result. In the event the Elliot Farm Pump Station is not constructed, the Hazel Ridge Pump Station will pump directly to the Honeycutt Farms pump station via a forcemain in Piney Grove Wilbon Rd. The pump station at Hazel Ridge will be sized to handle not only the homes of Hazel Ridge but also the understood build out of the upstream land that can drain to Hazel Ridge.

Section 6: Natural Resources

The project layout minimizes impacts to the stream and associated wetlands to the greatest extent possible while balancing that natural resource protection with connectivity needs and protection of neighboring communities. The 1 stream crossing on site avoids the surveyed wetlands and crosses the stream at the straightest portion of the stream found on property to limit impacts as much as possible. Moreover, specimen trees will be retained well in excess of the 10% required per the utility allocation policy. An endangered species report and stream and wetland delineation have been done to verify that no impacts to critical habitat are occurring. In addition, the open space plan calls for pollinator gardens to support monarch butterflies, which are known to be an endangered migratory species that inhabit Holly Springs. There was an existing farm pond on the site that was built by the earliest aerial found by the development team from the 1960s. This pond was not a naturally occurring water feature as it even includes a drain pipe and based on topography was clearly dug out. Prior to submittal of the rezoning, Gander Development had this farm pond drained. Following this draining of the pond, it is required that 1-2 growing seasons pass before the site can be re-analyzed for what types of environmental features establish in this area – it may become a wetland or a stream channel or another feature. The drainage of this pond was determined to be the best course of action based on the need to ensure that if a pond is onsite that the dam meets all regulatory standards and is constructed to be safe for the increased interaction between residents and this pond. The open space options for this portion of the site have been left flexible to respond to the natural features that may become established here. In the event a pond can be re-established here, a fish pond is an option for the open space here.

WAKE COUNTY RESIDENTIAL DEVELOPMENT NOTIFICATION

(only for projects proposing residential dwelling units)

Complete the Wake County Residential Development Notification Form online and provide the following information:

DEVELOPER REPRESENTATIVE INFORMATION	
Contact Name:	Paul Berger
Company Name:	Gander Development
Phone Number:	801-227-9794
E-Mail:	paul@ganderdev.com
PROJECT INFORMATION	
Project Name:	Hazel Ridge
Date of Subdivision Application	January 3, 2025
City, Town or Jurisdiction	Holly Springs
Address of Subdivision or nearest cross street	5900 Duncan Cook Road
REID(s)	0062443
PIN(s)	0646398124
Subdivision Completion Date	2027
Projected First Occupancy Date	2028
Total Number of Units	237
Senior Living Unit Total	
Studio Unit Total	
1 Bedroom Unit Total	
2 Bedroom Unit Total	
3 Bedroom Unit Total	
4 Bedroom Unit Total	237

ANTICIPATED COMPLETION OF UNITS & DATES	
Year: 2028	Number of Units: 36
Year: 2029	Number of Units: 75
Year: 2030	Number of Units: 63
Year: 2031	Number of Units: 63

Preparer's Signature: Date: 01/03/2025

NEIGHBORHOOD MEETING REPORT

A Neighborhood Meeting is required to occur prior to your submittal. The requirements for this meeting can be found in section 11.5 of the Unified Development Ordinance (UDO). The Neighborhood Meeting shall take place no more than 12 weeks prior to the application date and can be held virtually. A copy of the Neighborhood Meeting Notice must be sent to DSIntake@hollyspringsnc.gov prior to mailing for review and approval along with a copy of the mailing list.

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	11/12/2024
Meeting Time:	4-5 pm
Meeting Location:	Virtual - https://us06web.zoom.us/j/89058518378 Meeting ID: 890 5851 8378

CONDUCT OF MEETINGS *(Attach additional sheets if needed)*

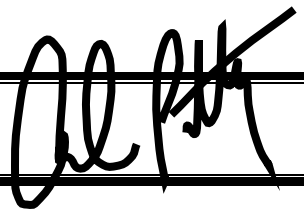
At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:

See attached for summary of Neighborhood Meeting

Changes made to the Petition as a result of the meeting:

See attached for summary.

Preparer's Signature:  Date: 01/03/2025

2310 S Miami Blvd, Suite 235
Durham, NC 27703

Paul Burger
Paul@ganderdev.com
801.227.9794

To: Neighbors of Hazel Ridge (formerly Tassel Ridge)

From: Paul Burger, Gander Development

Date: October 24, 2024

Re: Meeting to discuss proposed Development of 5900 Duncan Cook Rd (PIN #0646398124)

PLEASE NOTE: THIS LETTER IS TO RESCHEDULE A MEETING ORINGALLY SET FOR OCTOBER 28TH –

NEW DATE: NOVEMEBER 12th.

Gander Development intends to submit a Major Subdivision Plan to the Town of Holly Springs for a property located at 5900 Duncan Cook Rd. The Property is highlighted in red on the context map included with this mailing. The other parcels highlighted in yellow on the context map indicate the property owners we have invited to this meeting.

The development would result in the creation of a neighborhood of approximately 239 single family houses.

We will hold a virtual neighborhood meeting on Tuesday, November 12th, from 4:00 pm-5:30 pm via Zoom. The purpose of this neighborhood meeting is to update you on the Development Petition for the property.

Instructions for registering for and attending the meeting are below:

> To attend the meeting via computer, mobile device, or iPad, type in the following link in your internet browser:
https://us06web.zoom.us/j/89058518378

> To attend the meeting via phone, you may dial in by:

+1 646 931 3860
Meeting ID: 890 5851 8378

Please do not hesitate to contact Paul Burger via email at Paul@Ganderdev.com or phone at 8012279794 for any questions. Also, for more information about development in Holly Springs, you may want to visit https://www.hollyspringsnc.us/339/Development-Activity.

Sincerely,

Paul Burger, Land Development Manager, Gander Development

2310 S Miami Blvd, Suite 235
Durham, NC 27703

Paul Burger
Paul@Ganderdev.com
801.227.9794

To: Neighbors of Hazel Ridge

From: Paul Burger, Gander Development

Date: October 16, 2024

Re: Meeting to discuss proposed Development of 5900 Duncan Cook Rd (PIN #0646398124)

Gander Development intends to submit a D*evelopment Petition Application* to the Town of Holly Springs for a property located at 5900 Duncan Cook Rd. The Property is highlighted in red on the context map included with this mailing. The other parcels highlighted in yellow on the context map indicate the property owners we have invited to this meeting.

The development would result in the creation of a neighborhood of approximately 239 single family houses.

We will hold a virtual neighborhood meeting on Tuesday, October 28th, from 4:00 pm-5:30 pm via Zoom. The purpose of this neighborhood meeting is to update you on the Development Petition for the property.

Instructions for registering for and attending the meeting are below:

> To attend the meeting via computer, mobile device, or iPad, type in the following link in your internet browser:

https://us06web.zoom.us/j/87649706350

> To attend the meeting via phone, you may dial in by:

+1 301 715 8592
Meeting ID: 876 4970 6350

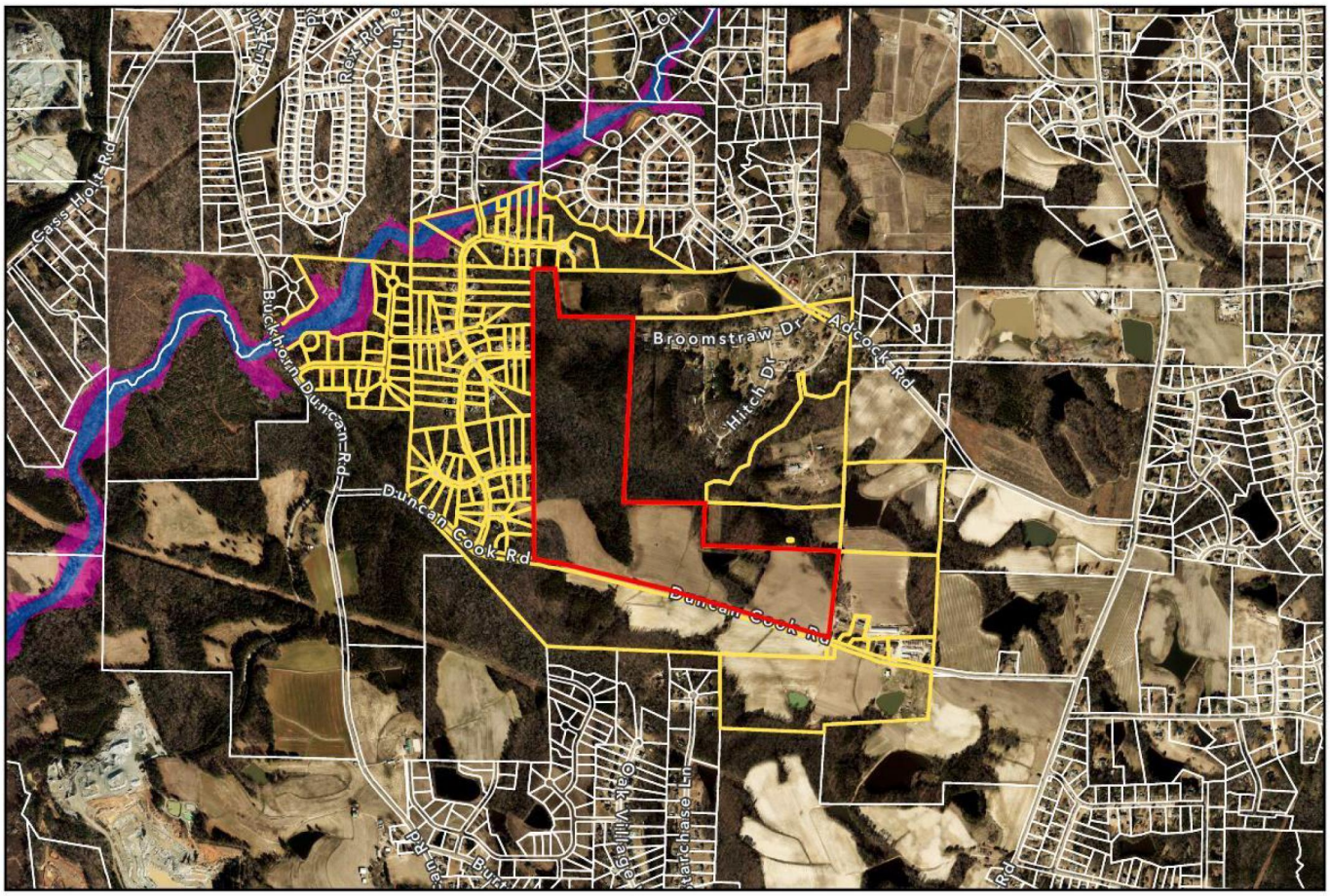
Please do not hesitate to contact Paul Burger via email at Paul@Ganderdev.com or phone at 8012279794 for any questions. Also, for more information about development in Holly Springs, you may want to visit https://www.hollyspringsnc.us/339/Development-Activity.

Sincerely,

Paul Burger,
Land Development Manager
Gander Development

2310 S Miami Blvd, Suite 235
Durham, NC 27703

Paul Burger
Paul@Ganderdev.com
801.227.9794



Disclaimer
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied ,are provided for the data therein, its use,or its interpretation.*

	Owner	REID	PIN	Mailing Address 1	Mailing Address 2
1	TEMPLAR INVESTMENTS LLC	367152	646399748	624 HOLLY SPRINGS RD STE 419	HOLLY SPRINGS NC 27540-9030
2	DALTON, WILLIAM DAVID DALTON, MARY FIELDS	328094	647007380	7401 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5853
3	KIASKI, ANTHONY W KIASKI, RACHEL T	328091	647101259	6501 ALIRIN LN	FUQUAY VARINA NC 27526-5855
4	FRAELLO, MARCELLO FRAELLO, KARLA CLAWSON	351995	647018511	6417 LAURACA LN	FUQUAY VARINA NC 27526-5867
5	AYRES, PAUL L. TRUSTEE AYRES, CAROL S. TRUSTEE	361265	647019933	7212 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5864
6	CAPITOL CITY HOMES LLC	328100	646098559	PO BOX 1147	WAKE FOREST NC 27588-1147
7	FERGUSON, ANTHONY JR FERGUSON, BRIDGET	361269	647110553	7209 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5865
8	KREMER, COURTNEY D KREMER, THOMAS J	328093	647009246	6509 ALIRIN LN	FUQUAY VARINA NC 27526-5855
9	WILLIAMS, MARK WILLIAMS, LORI	361260	647028502	6317 LAURACA LN	FUQUAY VARINA NC 27526-5888
10	STAGNITTA, ANTONIO STAGNITTA, TAMMIE	351997	647018118	6420 LAURACA LN	FUQUAY VARINA NC 27526-5866
11	AQUA NC INC	405599	647123876	202 MACKENAN DR	CARY NC 27511-6447
12	CATALANO, RANDAL JASON CATALANO, ALANA ANN	328087	647007697	6516 ALIRIN LN	FUQUAY VARINA NC 27526-5854
13	ARNOLD, DALE E ARNOLD, JENNIFER	406282	646097750	6509 DUNCANS CREEK CT	FUQUAY VARINA NC 27526-5849
14	EYRE, RICHARD M EYRE, TAMI L	328092	647100350	6505 ALIRIN LN	FUQUAY VARINA NC 27526-5855
15	SMITH, MICHAEL ALLEN SMITH, SARAH ELIZABETH	405596	647027942	6253 LAURACA LN	FUQUAY VARINA NC 27526-5559
16	KIDD, AIMEE LOGAN KIDD, RONALD JAMES CHADWICK	351996	647110215	6421 LAURACA LN	FUQUAY VARINA NC 27526-5867
17	MELFI, MARK A MELFI, LINDA H	405591	647130395	6240 LAURACA LN	FUQUAY VARINA NC 27526-5558
18	DUNCANS RIDGE ASSN INC	351989	647005871	DUNCANS RIDGE HOA	PO BOX 79032
19	HAUN, ROBERT D HAUN, LAURA E	328096	647008031	6508 DUNCANS CREEK CT	FUQUAY VARINA NC 27526-5849
20	AQUA NORTH CAROLINA INC	328101	646190569	202 MACKENAN DR	CARY NC 27511-6447
21	COOK, DURWARD W COOK, PEGGY B	101649	646582410	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900
22	NELSON, CRAIG J NELSON, CAROLYN C	328088	647009710	6512 ALIRIN LN	FUQUAY VARINA NC 27526-5854
23	MORRIS, ELWOOD NEIL MORRIS, LESLIE WILLIAMS	361262	647027244	7204 LISERIN WOODS LN	FUQUAY VARINA NC 27526-5884
24	MILLS, GREGORY A TRUSTEE MILLS, ELIZABETH A. TRUSTEE	361261	647028309	6321 LAURACA LN	FUQUAY VARINA NC 27526-5888
25	GAY, JONATHAN H GAY, KELLY H	405589	647038352	6248 LAURACA LN	FUQUAY VARINA NC 27526-5558
26	GALINSKI, THEODORE J GALINSKI, ANDREA J	328099	646190729	6501 DUNCANS CREEK CT	FUQUAY VARINA NC 27526-5849
27	LEWIS, RONALD KEITH LEWIS, KIMBERLY ANN	405592	647132327	6236 LAURACA LN	FUQUAY VARINA NC 27526-5558
28	DISBRO, STEPHEN M DISBRO, JODIE L	405593	647122807	6241 LAURACA LN	FUQUAY VARINA NC 27526-5559
29	TEMPLE, WADE P TEMPLE, JOYCE A	296060	646491644	1193 WILBON RD	FUQUAY VARINA NC 27526-8264
30	TEMPLE, WADE P TEMPLE, JOYCE A	75086	647313352	1193 WILBON RD	FUQUAY VARINA NC 27526-8264
31	TEMPLE, WADE P TEMPLE, JOYCE A	367153	647401596	1193 WILBON RD	FUQUAY VARINA NC 27526-8264
32	WHEELER, LISA WHEELER, ROBERT	361270	647019555	7213 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5865
33	MCPEEK, J KYLE EARLY, JENNIFER M	328086	647006553	PO BOX 224	COROLLA NC 27927-0224
34	HEDDERICH, DEBORAH A HEDDERICH, FRANK C III	328095	647008106	7405 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5853
35	OOSTERHOUSE, CALEB J OOSTERHOUSE, MALLORY K	405595	647029868	6249 LAURACA LN	FUQUAY VARINA NC 27526-5559
36	EVANS, AARON EVANS, MARY	351994	647017645	7217 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5865
37	YERXA, CHRISTIAN YERXA, COURTNEY	361266	647110933	7208 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5864
38	COOK, DURWARD WAYNE COOK, PEGGY BETTS	14575	646489445	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900
39	COOK, DURWARD W COOK, PEGGY	449235	646485396	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900
40	PINKERTON, BETH COOK	449245	646488691	5824 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900
41	COOK, DANNY W COOK, VIRGINIA B	66372	646592021	5832 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900
42	GREINER, JEFFREY GOODMAN, ANDREA	361267	647111944	7204 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5864
43	VAUGHAN, RUPERT L JR VAUGHAN, ELIZABETH A	463400	647227425	6724 STEPHERLY WAY	HOLLY SPRINGS NC 27540-7185
44	LEUNG, KAI S LEUNG, ALLISON	328097	647100021	6504 DUNCANS CREEK CT	FUQUAY VARINA NC 27526-5849
45	WEBER, RYAN JASON TRUSTEE WEBER LIVING TRUST	361264	647027071	7201 LISERIN WOODS LN	FUQUAY VARINA NC 27526-5885
46	DOELL, MATTHEW DOELL, JACQUELINE	328098	646190991	6500 DUNCANS CREEK CT	FUQUAY VARINA NC 27526-5849
47	POPE, RONALD G SR TRUSTEE TRUSTEE OF RONALD G POPE SR RE	361268	647111552	7205 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5865
48	KRAUS, ERIN LEA KRAUS, BRADLEY DUANE	457485	647127962	6229 LAURACA LN	HOLLY SPRINGS NC 27540
49	DOMINGUEZ, JENNIFER ROSE LOPEZ, MARIO ALBERTO DOMINGUE	457486	647125873	6233 LAURACA LN	FUQUAY VARINA NC 27526-5559
50	HARTE, BRYAN MICHAEL HARTE, MICHELLE	361259	647028607	6313 LAURACA LN	FUQUAY VARINA NC 27526-5888
51	DUNCAN COOK HOLDINGS LLC	62443	646398124	2310 S MIAMI BLVD STE 238	DURHAM NC 27703-4900
52	DAHMEN, JORDAN DAHMEN, TAYLOR GRACE HENRY	405598	647133149	6232 LAURACA LN	FUQUAY VARINA NC 27526-5558
53	BALLENTINE PLACE HOMEOWNERS ASSOCIATION, INC.	457481	647230053	4112 BLUE RIDGE RD STE 100	RALEIGH NC 27612-4652
54	CORNELIUS, CHELSIE J CORNELIUS, ANDY	351993	647017896	7216 DUNCANS RIDGE WAY	FUQUAY VARINA NC 27526-5864
55	TOLL SOUTHEAST LP COMPANY INC	10531	646380256	900 PERIMETER PARK DR STE B3	MORRISVILLE NC 27560-8725
56	TOLL SOUTHEAST LP COMPANY INC	507995	646282769	900 PERIMETER PARK DR STE B3	MORRISVILLE NC 27560-8725
57	COOK, DURWOOD W COOK, PEGGY B	14601	646379993	5820 DUNCAN COOK RD	FUQUAY VARINA NC 27526-7900
58	CRAVEN, WILLIAM TODD CRAVEN, ANDREA MARTIN	405590	647039373	6244 LAURACA LN	FUQUAY VARINA NC 27526-5558
59	T M ADCOCK FAMILY LLC	643	646594724	DOROTHY A MAYS	5628 DUNCAN COOK RD
60	PREBLE, JOHN E PREBLE, CHRISTINE A	328089	647100721	6508 ALIRIN LN	FUQUAY VARINA NC 27526-5854
61	STEWART, CARL STEWART, CAROLE	405594	647120887	6245 LAURACA LN	FUQUAY VARINA NC 27526-5559
62	WILSON, DAVID C WILSON, LISA ERIN	328090	647101742	6500 ALIRIN LN	FUQUAY VARINA NC 27526-5854
63	CASTILLO, ANTONIO SHEPPARD, RHONDA	361263	647029178	7200 LISERIN WOODS LN	FUQUAY VARINA NC 27526-5884

Meeting summary for Tassel Ridge - Neighborhood Update (11/12/2024)

Quick recap

Katie Hamilton from Gander Development led a meeting to discuss development plans for the Hazel Ridge neighborhood, addressing concerns about traffic, safety, and infrastructure. She provided updates on the project timeline, zoning approval, and ongoing engineering work, while also clarifying the conditional zoning process and potential changes to the approved scope. Throughout the meeting, Katie addressed questions from attendees, promised to follow up on various issues, and encouraged further communication via email.

Taskers

- Katie to send digital copy of the presentation to RC and the HOA for distribution.
- Katie to contact Wake County Sheriff's traffic enforcement unit about stop sign violations and speeding issues in the area.
- Katie and Paul to schedule future neighborhood meetings at 6 PM.
- Gander Development to work with the town on potentially adding a stub street between lots 37 and 45.
- Gander Development to coordinate with DOT on reducing speed limits on Buckhorn Duncan Road.
- Gander Development to follow up with traffic engineers about the possibility of 20 mph speed limits on internal neighborhood streets.
- Gander Development to include electronic traffic control device in construction drawing process, pending DOT approval.
- Gander Development to bundle signage and roadway improvements for DOT review during the construction document phase.
- Gander Development to continue talks with DR Horton as potential builder for the community.

Summary

Neighborhood Development Plans and Phasing

Katie discussed the ongoing development plans for the neighborhood, including the grading plan, stormwater plans, tree preservation plans, and landscaping plans. She mentioned that the civil engineering and landscape architect would be working on these plans throughout November and December. Katie also shared a current phasing plan, which showed the development of the western entrance, the amenity center, and surrounding lots in phases. She clarified that the sewer force main would route from the pump station to Elliott Farm, and that the layout of the street and lot layouts had not changed from zoning. Katie also mentioned that additional tree surveys would be conducted on the property and that there might be a need to add a stub street between lots 37 and 45. She encouraged the neighbors to ask any questions or concerns they might have.

Lot Count and Future Development Plans

Katie clarifies that the lot count for their development remains at 237 homes, as originally approved. The 239 number mentioned was a typo. While they may lose one lot due to a required stub street, the overall count will not increase unless reduced. Katie explains that their original materials referenced future multifamily housing east of their site based on the town's comprehensive plan calling for higher density there, similar to requirements for the nearby Elliott Farms development. However, they have no specific plans for land east of their site. The town may request a mix of single-family and multifamily housing from any future developer of that area based on the comprehensive plan, but details would depend on the actual proposal.

Community Traffic and Infrastructure Concerns

Katie discussed the potential routing of traffic through a small community and the infrastructure challenges that might arise. She also shared insights from the Comprehensive Plan, indicating that the land in question would continue to be designated for single-family homes. Katie acknowledged the safety concerns raised by the community, particularly regarding the road closure on Duncan Cook and Buckhorn Duncan, and assured that they were monitoring the situation and consulting with traffic consultants to find solutions. She also mentioned that they had been in talks with the Department of Transportation (DOT) to mitigate some of the concerns.

Presentation and HOA Distribution Plans

Katie discussed the presentation from the previous meeting and offered to send a digital copy to the attendees and the HOA for distribution. She also expressed her willingness to address any further questions or concerns. An attendee mentioned a neighbor who was unable to join the meeting, and Katie confirmed that there were no participants in the waiting room. Paul then provided the meeting ID and call-in information for the neighbor to join. The attendees also expressed concerns about traffic problems due to road closures, and Katie acknowledged these concerns, promising to prioritize safety measures in their plans.

Addressing Traffic Issues and Speeding

Katie discussed the ongoing issues with traffic problems due to the road closure. She mentioned that they are in talks with the DOT about the speed limit on the road and whether it's appropriate to reduce it. She also mentioned that they are considering ways to have a presence to help with issues like people running stop signs. Katie acknowledged the problem of speeding on Buckhorn and Duncan, and mentioned that they are already in talks with the DOT about this. She also mentioned that she would reach out to the sheriff's traffic enforcement unit to help with the issue of people running stop signs. Katie also introduced the new neighborhood name, Hazel Ridge, which was formerly called Tassel Ridge.

Project Update and Future Plans

Katie provided an update on the project's progress, stating that the zoning has been approved and preliminary engineering is underway. She anticipates submitting for the development petition in early January, with a 5 to 6 month process expected for approval in July. Construction drawings are expected to be completed by the end of 2025, with the earliest construction beginning in January 2026. The site plan remains substantially the same as previously shown, with a maximum of 237 units. The town has requested the addition of a stub street between lots 37 and 45 for potential development. The sewer force main will route from the pump station to the Elliott farm neighborhood, and the roadway improvements have been preliminary designed. The project will include a mixture of walkout basements, crawl spaces, and raised foundations. A rough phasing plan has been proposed, with the first phase including the western entrance, amenity center, and surrounding lots, followed by the second phase, third phase, and fourth phase.

Addressing Speed Limit and Traffic

Katie led a meeting to address questions and concerns about the neighborhood's speed limit and traffic issues. A request was made to reduce the speed limit to 20MPH on all Duncan's Ridge roads, which Katie agreed to follow up with the DOT about. The meeting also discussed the possibility of changing the Buckhorn dumping area. Katie agreed to hold future meetings at 6 PM to accommodate residents' schedules. The only potential change to the approved scope by Hoy Springs was the addition of a stub street between lots 37 and 45, which was discussed with Ollie Springs.

Conditional Zoning and Traffic Study

Katie clarified the conditional zoning process for the project, explaining that it was approved based on specific conditions such as layout, architectural standards, and offsite improvements. She emphasized that if these conditions were not met, the zoning would not be approvable. Katie also addressed a question about a potential traffic study, stating that while one had been done for their project, it was unclear if one had been conducted for the recently discovered northeast community. She suggested that any future neighborhood developments in the vicinity would need to reference the traffic generated by their project and the existing well and septic neighborhood to the south.

Community Talks and Traffic Control

Katie discussed ongoing talks with a builder for the community and confirmed that the electronic traffic control device, previously discussed, would be implemented. She clarified that the device would need to be approved by the town and would be bundled with roadway improvements as part of the construction document process. Katie also mentioned that future neighborhood meetings would be scheduled at 6 PM to accommodate everyone's schedules. She encouraged attendees to reach out to her or Paul via email with any further questions.

HAZEL RIDGE SUBDIVISION

TOWN OF HOLLY SPRINGS
WAKE COUNTY, NORTH CAROLINA

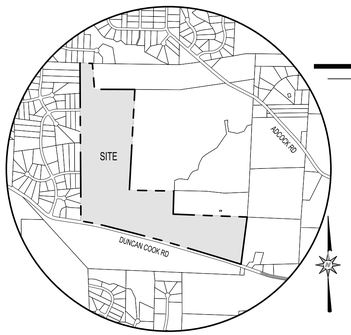
DEVELOPMENT PETITION - MAJOR SUBDIVISION

TOWN OF HOLLY PLANS PROJECT # 25-MAS-01 / PLMS202400011 △

1st SUBMITTAL TO TOWN OF HOLLY SPRINGS: JANUARY 3, 2025
2nd SUBMITTAL TO TOWN OF HOLLY SPRINGS: MARCH 14, 2025
3rd SUBMITTAL TO TOWN OF HOLLY SPRINGS: APRIL 17, 2025
4th SUBMITTAL TO TOWN OF HOLLY SPRINGS: MAY 16, 2025
5th SUBMITTAL TO TOWN OF HOLLY SPRINGS: JUNE 10, 2025

VICINITY MAP

SCALE: 1" = 1500'



ENGINEERS CERTIFICATION:

I CERTIFY THAT THESE PLANS WERE PREPARED AND THAT THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING PLANS, THE LATEST EDITION OF THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS OF THE TOWN OF HOLLY SPRINGS AND OTHER APPLICABLE TOWN ORDINANCES AND POLICIES. THE ENGINEER WHOSE SEAL AND SIGNATURE APPEAR BELOW CERTIFIES THAT THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS HAVE BEEN THOROUGHLY REVIEWED FOR APPLICABILITY TO THIS PARTICULAR PROJECT. ANY PROPOSED EXCEPTIONS OR DEVIATIONS FROM THE STANDARDS ARE LISTED SPECIFICALLY ON SHEET N/A OF THESE DRAWINGS. FURTHERMORE, THESE PLANS WERE PREPARED IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAT FOR THIS PROJECT.

SITE INFORMATION TABLE

GENERAL INFORMATION

LOCATION:	5900 DUNCAN COOK ROAD HOLLY SPRINGS, NC 27540
COUNTY:	WAKE
PARENT PIN:	0646-39-8124
EXISTING PARCEL ACREAGE:	122.29 AC
ROAD WIDENING RIGHT OF WAY DEDICATION:	4.11 AC
PROPERTY ACREAGE AFTER DEDICATION:	118.18 AC
LAND CLASS:	VACANT
PROPOSED USE:	SINGLE FAMILY
FEMA MAP PANEL NUMBER:	3720064600J

MINIMUM BUILDING SETBACKS:

FRONT:	15'
SIDE - INTERIOR:	5'
SIDE - CORNER:	15'
REAR:	25'
FRONT GARAGE:	25'
MAX. HEIGHT:	35'

RIGHT OF WAY & OTHER AREAS:

RIGHT OF WAY AREA:	21.57 AC
NATURAL WETLANDS:	1.77 AC
STREAM BUFFER:	4.76 AC
FLOOD PLAIN:	0.00 AC
FLOOD WAY:	0.06 AC

UTILITY CALCULATIONS:

WRMP PRIORITY LEVEL:	III
UTILITY ALLOCATION	60,690 GPD △2

ROADWAYS:

LENGTH OF ROADWAYS	14,246 LF
EST. DISTURBED AREA:	9.22 AC

IMPERVIOUS AREAS:

ROADWAYS:	401,682 SF (9.22 AC)
OPEN SPACE AREAS (1-4):	46,900 SF (1.08 AC)
PUMP STATION:	8,500 SF (0.20 AC)
MAIL KIOSK / AMENITY:	65,340 SF (1.50 AC)
LOTS (4,700 SF / LOT):	1,113,900 SF (25.57 AC)
SIDEWALK:	202,375 SF (4.65 AC)
TOTAL ON-SITE IMPERVIOUS AREA:	1,838,697 SF (42.21 AC)
TOTAL ON-SITE IMPERVIOUS %:	35.72%

LOT ACREAGE:

TOTAL NUMBER PROPOSED LOTS:	237
MAXIMUM ALLOWABLE DENSITY:	1.97 DU/AC
PROPOSED OVERALL DENSITY:	1.97 DU/AC
MAXIMUM ALLOWABLE UNITS:	237 DU
MINIMUM ALLOWED LOT SIZE:	7,500 SF
MINIMUM PROPOSED LOT SIZE:	7,500 SF
AVERAGE PROPOSED LOT SIZE:	10,671 SF
MINIMUM ALLOWED LOT WIDTH:	60'
MINIMUM PROVIDED LOT WIDTH:	60'
12,000 SF+ LOTS:	79±
10,000 SF+ LOTS:	72±
7,500 SF+ LOTS:	86±

OPEN SPACE & OTHER AREAS: △2

FLEX OPEN SPACE REQUIRED: (5% OF SITE AREA)	6.01 AC
FLEX OPEN SPACE PROVIDED:	11.95 AC
ACTIVE OPEN SPACE REQUIRED: (5% OF SITE AREA)	6.01 AC
ACTIVE OPEN SPACE PROVIDED:	6.19 AC
TREE PRESERVATION REQUIRED:	24.20 AC (PER APPROVED MASTERPLAN)

DRAWING INDEX

C-0.0	COVER SHEET
C-0.1	CIVIL NOTES
C-1.0	EXISTING CONDITIONS PLAN
△ C-1.1	TREE PRESERVATION PLAN
C-1.2	OVERALL TREE SAMPLE PLAN
C-1.3	PARTIAL TREE SAMPLE PLAN I
C-1.4	PARTIAL TREE SAMPLE PLAN II
C-1.5	PARTIAL TREE SAMPLE PLAN III
C-1.6	PARTIAL TREE SAMPLE PLAN IV
C-2.0	DEMOLITION PLAN
△ C-2.1	PRIVATE UTILITY IMPACTS PLAN
C-2.2	ENVIRONMENTAL IMPACTS PLAN
C-3.0	OVERALL SITE LAYOUT
C-3.1	PARTIAL SITE LAYOUT I
C-3.2	PARTIAL SITE LAYOUT II
C-3.3	PARTIAL SITE LAYOUT III
C-3.4	PARTIAL SITE LAYOUT IV
C-3.5	PARTIAL SITE LAYOUT V
C-3.6	PARTIAL SITE LAYOUT VI
C-3.7	PARTIAL SITE LAYOUT VII
C-3.8	PARTIAL SITE LAYOUT VIII
C-3.9	PARTIAL SITE LAYOUT IX
△ C-3.10	SITE FACADE PLAN
△ C-3.11	STREET SECTIONS
C-3.12	PET WASTE STATION AND RADAR SIGNAGE SHEET
C-4.0	OVERALL UTILITY PLAN
C-4.1	PARTIAL UTILITY PLAN I
C-4.2	PARTIAL UTILITY PLAN II
C-4.3	PARTIAL UTILITY PLAN III
C-4.4	PARTIAL UTILITY PLAN IV
C-4.5	PARTIAL UTILITY PLAN V
C-4.6	PARTIAL UTILITY PLAN VI
C-4.7	PARTIAL UTILITY PLAN VII
C-4.8	PARTIAL UTILITY PLAN VIII
C-4.9	PARTIAL UTILITY PLAN IX
C-4.10	OFFSITE UTILITY PLAN I
C-4.11	OFFSITE UTILITY PLAN II
C-4.12	OFFSITE UTILITY PLAN III
C-4.13	OVERALL UTILITY MAP
△ C-4.14	SEWER BASIN MAP
C-5.0	OVERALL GRADING AND DRAINAGE PLAN
C-5.1	PARTIAL GRADING AND DRAINAGE PLAN I
C-5.2	PARTIAL GRADING AND DRAINAGE PLAN II
C-5.3	PARTIAL GRADING AND DRAINAGE PLAN III
C-5.4	PARTIAL GRADING AND DRAINAGE PLAN IV
C-5.5	PARTIAL GRADING AND DRAINAGE PLAN V
C-5.6	PARTIAL GRADING AND DRAINAGE PLAN VI
C-5.7	PARTIAL GRADING AND DRAINAGE PLAN VII
C-5.8	PARTIAL GRADING AND DRAINAGE PLAN VIII
C-5.9	PARTIAL GRADING AND DRAINAGE PLAN IX
C-7.0	DESIGN TABLES
D-1.0	SITE DETAILS I
D-1.1	SITE DETAILS II
D-1.2	SITE DETAILS III
D-1.3	SITE DETAILS IV
△ SW-1.0	SCM DRAINAGE AREA MAP
L-1.0	TREE INVENTORY
L-2.0	TREE PRESERVATION PLAN
L-3.0	OVERALL LANDSCAPE PLAN
△ L-3.1	PARTIAL LANDSCAPE PLAN I
L-3.2	PARTIAL LANDSCAPE PLAN II
L-3.3	PARTIAL LANDSCAPE PLAN III
L-3.4	PARTIAL LANDSCAPE PLAN IV
L-3.5	PARTIAL LANDSCAPE PLAN V
L-3.6	PARTIAL LANDSCAPE PLAN VI
L-3.7	PARTIAL LANDSCAPE PLAN VII
L-3.8	PARTIAL LANDSCAPE PLAN VIII
L-3.9	PARTIAL LANDSCAPE PLAN IX
L-4.0	LANDSCAPE DETAILS I
△ L-4.1	LANDSCAPE DETAILS II
L-4.2	LANDSCAPE DETAILS III
L-5.0	ACTIVE OPEN SPACE #1 LAYOUT
L-5.1	ACTIVE OPEN SPACE #2 LAYOUT
L-5.2	ACTIVE OPEN SPACE #3 LAYOUT
L-5.3	ACTIVE OPEN SPACE #4 LAYOUT
ROADWAY IMPROVEMENT PLANS	
4A	TYPICAL SECTIONS
△ R-1	PLAN SHEET
R-2	PLAN SHEET
R-3	PLAN SHEET
R-4	PLAN SHEET
R-5	PLAN SHEET
R-6	PLAN SHEET
△ R-7	PLAN SHEET
R-8	PLAN SHEET
SD-1	INTERSECTION SIGHT DISTANCE
SD-2	INTERSECTION SIGHT DISTANCE

△2 SEWER FLOW CALCULATIONS:
TOTAL NUMBER OF LOTS * 255 GPD/LOT = SEWER ALLOCATION
237 LOTS * 256 GPD/LOT = 60,690 GPD = 0.061 MGD

MONUMENT CONTROL NOTE:

THERE IS NO GEODETIC MONUMENT LOCATED WITH IN 2,000 FEET OF THIS PROPERTY. THE NEAREST MONUMENT IS "HOLLEMAN RM1" LOCATED AT 35°36'36"N, 78°52'18" W

TOWN OF HOLLY SPRINGS NOTES:

PLAN IS SUBJECT TO REVISION DURING CONSTRUCTION DRAWING APPROVAL PROCESS.

1. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION ON THIS PROJECT MAY BEGIN. DEVELOPMENT FEES ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.

REZONING CONDITIONS: 24-REZ-01 (PLPRE202400217)

1. CONSTRUCTION TRAFFIC SHALL NOT UTILIZE EXISTING DUNCAN RIDGE NEIGHBORHOOD ROADS. ALL CONSTRUCTION TRAFFIC SHOULD ACCESS SITE DIRECTLY FROM DUNCAN COOK RD.
2. TASSEL RIDGE SHALL INSTALL TWO (2) TO THREE (3) RADAR SIGNS FOR SPEED LIMITS WITHIN THE DUNCAN RIDGE NEIGHBORHOOD WHERE ALLOWED BY NCDOT AND TWO (2) PEDESTRIAN WARNING SIGNS.
3. MONUMENT SIGNS SHALL BE INSTALLED ADJACENT TO THE RIGHTS OF WAY OF ALIRIN LN AND DUNCAN'S RIDGE WAY WHERE THE TASSEL RIDGE COMMUNITY WILL TIE INTO EXISTING STREET STUBS IN THE EXISTING DUNCAN'S RIDGE NEIGHBORHOOD.
4. PET WASTE STATIONS & SIGNAGE SHALL BE INSTALLED AT ALL STREET INTERSECTIONS WITHIN DUNCAN'S RIDGE INCLUDING WHERE ALIRIN LN AND DUNCAN'S RIDGE WAY TIE INTO THE DUNCAN'S RIDGE NEIGHBORHOOD.
5. PRIOR TO APPLICATION FOR MAJOR SUBDIVISION PLAN, A REVISED ENVIRONMENTAL ASSESSMENT SHALL BE PERFORMED TO DETERMINE IF THE DRAINED FARM POND HAS RE-ESTABLISHED AS ANOTHER ENVIRONMENTAL FEATURE. IN THE EVENT A NEW ENVIRONMENTAL FEATURE HAS NOT ESTABLISHED, A SMALLER POND WITH APPROPRIATE DAM STRUCTURE SHALL BE CONSTRUCTED. IN THE EVENT A NEW ENVIRONMENTAL FEATURE DOES ESTABLISH, AN EDUCATIONAL INTERACTIVE LANDSCAPE DESIGN SHALL BE INSTALLED.

REVISIONS

1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: AS SHOWN
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ENGINEER ANDREW S. PETTY
PRELIMINARY FOR REVIEW ONLY

CONSULTANT

Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA, INC.
NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT — A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-9124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

COVER SHEET

C-0.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-0.0 COVER SHEET.DWG
PLOTTED: 6/10/2025 9:07 AM

GENERAL CONSTRUCTION NOTES:

1. BOUNDARY AND TOPOGRAPHY DATA BY BASS, NIXON, & KENNEDY, INC. SURVEY IS REFERENCED TO NC GRID NAD 83. REFER TO EXISTING CONDITIONS PLAN.
2. ALL WORK, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS, LATEST EDITION.
3. ALL WORK, CONSTRUCTION AND MATERIALS WITHIN NCDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE 2024 NCDOT STANDARD SPECIFICATIONS FOR ROADS AND STRUCTURES.
4. ALL RIGHT OF WAYS SHALL BE PUBLIC.
5. THIS SITE IS NOT LOCATED IN A FLOOD HAZARD ZONE PER FEMA MAPS 3720064700K DATED 7/19/2022.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL IN OR ADJACENT TO NCDOT RIGHT-OF-WAY. TRAFFIC CONTROL SHALL BE MAINTAINED AT ALL TIMES WITH PROPER SIGNAGE, SIGNALS, LIGHTING, FLAGMEN. ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
7. COPIES OF ALL PERMITS AND APPROVED PLANS MUST BE KEPT ON SITE IN A PERMIT BOX THAT IS CONSPICUOUSLY LOCATED AND EASILY ACCESSIBLE DURING CONSTRUCTION. THIS INCLUDES APPROVED CONSTRUCTION PLANS, APPROVED EROSION CONTROL PLANS, ENCROACHMENT AGREEMENTS, DRIVEWAY PERMITS, WATER/SEWER PERMITS, ETC.
8. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED. CONTACT THE NC ONE CALL CENTER AT LEAST 48 HOURS PRIOR TO DIGGING @ 1.800.632.4949. UNDERGROUND LINES SHOWN HEREON ARE APPROXIMATE OR AS REPORTED BY VARIOUS RESPONSIBLE PARTIES. THE SURVEYOR DOES NOT GUARANTEE THAT ANY UNDERGROUND STRUCTURES SUCH AS UTILITIES, TANKS AND PIPES ARE LOCATED HEREON.
9. THE CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY TOWN OR NCDOT DAMAGED PROPERTY. THE CONTRACTOR SHALL REPAIR THE DAMAGED PROPERTY TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE AGENCY HOLDING JURISDICTION AT NO COST TO THE OWNER.
11. ANY DAMAGE DONE TO PRIVATE PROPERTY OWNERS SIGNS, MAILBOX, DRIVEWAY CULVERTS, OR OTHER PROPERTY SHALL BE RESTORED TO ORIGINAL CONDITION.
12. CONTRACTOR IS RESPONSIBLE FOR FENCING AND SECURITY OF HIS LAYDOWN AND STORAGE AREA.
13. CONTRACTOR SHALL KEEP ALL ROADS FREE OF DIRT AND DEBRIS AT ALL TIMES.
14. CONTRACTOR SHALL PROTECT EXISTING PAVEMENTS AND UTILITIES FROM HEAVY EARTH MOVING EQUIPMENT. PROVIDE TRAFFIC CONTROL AND ADEQUATE PROTECTION METHODS AT ALL EQUIPMENT CROSSINGS.
15. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
16. ALL STRUCTURAL FILL MATERIAL SHALL BE FREE OF ALL STICKS, ROCKS, AND CLUMPS OF MUD. ALL ROCKS GREATER THAN 3" DURING EXCAVATION SHALL BE REMOVED.
17. UNUSABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN AN APPROVED, LEGAL DISPOSAL SITE.
18. CONCRETE SIDEWALKS THAT ARE TO BE REMOVED SHALL BE CUT BACK TO NEAREST EXPANSION OR CONTROL JOINT AND REPLACED WITH 4-INCH CONCRETE SIDEWALK FINISHED TO MATCH EXISTING SIDEWALKS.
19. CONTRACTOR TO COORDINATE WITH TOWN OF HOLLY SPRINGS FOR TEMPORARY WATER NEEDED DURING CONSTRUCTION. IF PERMITTED TO CONNECT TO EXISTING FIRE HYDRANT A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER WILL BE REQUIRED.
20. THE TRANSITION OF PROPOSED ROADWAY TO EXISTING ROADWAY SHALL BE DONE WITH A MINIMUM 8-FT TRANSITION WHERE THE EXISTING PAVEMENT IS MILLED TO A MINIMUM DEPTH OF 1-1/2" AND OVERLAID.
21. ALL PAVEMENT SAW CUTS SHALL BE NEAT, STRAIGHT AND FULL DEPTH.
22. ALL RIP-RAP IS TO BE INSTALLED WITH NON-WOVEN FILTER FABRIC BENEATH (MIRAFI 140N OR APPROVED EQUAL).
23. ALL EXCESS TOPSOIL AND UNCLASSIFIED EXCAVATION IS TO BE HAULED OFF-SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER TO AN APPROVED NCDENR LOCATION.
24. ALL SITE CONSTRUCTION MUST BE INSPECTED BY THE GEOTECHNICAL ENGINEER AT THE FOLLOWING STAGES:
    A. COMPLETION OF GRADING SUBGRADE PRIOR TO PLACING STONE BASE.
    B. COMPLETION OF STONE PLACEMENT PRIOR TO PAVING.
    C. FINAL INSPECTION WHEN ALL WORK IS COMPLETE.
25. PRIOR TO PLACING CABC STONE BASE, THE CONTRACTOR SHOULD NOTIFY THE GEOTECHNICAL ENGINEER TO INSPECT THE PROOF ROLL OF THE SUBGRADE. ANY STONE PLACED WITHOUT PRIOR APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBJECT TO RE-CONSTRUCTION IF SUBGRADE DOES NOT MEET TOWN AND NCDOT STANDARDS & SPECIFICATIONS.
26. ALL UTILITY SERVICES, (POWER, TELEPHONE, CABLE, ETC.) ARE PROPOSED TO BE UNDERGROUND. DO NOT SEED OR MULCH DISTURBED AREAS UNTIL ALL UNDERGROUND UTILITIES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL COORDINATE WITH THE PRIVATE UTILITY SERVICE COMPANIES FOR ANY REQUIRED CONDUITS OR POINT OF CONTACT CONDITIONS.
27. ALL PUBLIC UTILITIES THAT REQUIRE AN ENGINEERING CERTIFICATION MUST BE INSPECTED BY A PROFESSIONAL ENGINEER ON A PERIODIC BASIS. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER WHEN INSTALLING UTILITIES FOR PERIODIC INSPECTIONS. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER AT THE TIME OF PRESSURE TESTING AND WATER LINE DISINFECTION. THE CONTRACTOR SHALL SUPPLY THE PROJECT ENGINEER PRESSURE TEST RESULTS.
28. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING. IF THE CLEARANCES ARE LESS THAN SPECIFIED ON THE PLANS OR 12 INCHES, WHICH EVER IS LESS, CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
29. THE CONTRACTOR SHALL INCLUDE IN HIS CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL HE DETERMINES IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION.
30. THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT PRICE DAILY RECORD KEEPING OF THE AS-BUILT CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKEOUT ASSOCIATED WITH THE PROJECT. PREPARATION OF THE NECESSARY/REQUIRED AS-BUILT PLANS TO BE SUBMITTED TO TOWN OF HOLLY SPRINGS AND/OR ALL OTHER INFORMATION REQUIRED IN CONNECTION WITH RELEASE OF BONDS.
31. THE CONTRACTOR SHALL INCLUDE IN THE PRICE, ANY AND ALL COSTS ASSOCIATED WITH PROVIDING A PROFESSIONAL ENGINEER ON SITE IF REQUIRED, DURING THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES, UNDERGROUND UTILITIES, ETC. AS REQUIRED FOR AS-BUILT CERTIFICATION.
32. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. NCDOT, TOWN OF HOLLY SPRINGS & CURRY ENGINEERING ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
33. TESTING BY CONTRACTOR: CONTRACTOR SHALL EMPLOY AT HIS EXPENSE AN OUTSIDE INDEPENDENT SOIL TESTING SERVICE (APPROVED BY THE OWNER) TO PERFORM SOIL TESTING AND INSPECTION SERVICE FOR QUALITY CONTROL TESTING DURING EARTHWORK OPERATIONS. COPIES OF RESULTS OF TESTS SHALL BE SUBMITTED BY THE TESTING SERVICE DIRECTLY TO THE CONTRACTOR, THE OWNER, AND THE APPLICABLE APPROVING AGENCY. --THE TESTING SERVICE WILL CLASSIFY PROPOSED ON-SITE AND BORROW MATERIALS TO VERIFY THAT SOILS COMPLY WITH SPECIFIED REQUIREMENTS AND TO PERFORM REQUIRED FIELD AND LABORATORY TESTING. (MINIMUM REQUIRED SOIL BEARING CAPACITY IS NOTED ON THE STRUCTURAL DRAWINGS). --IN PAVED AND BUILDING SLAB AREAS, THE TESTING SERVICE SHALL MAKE AT LEAST ONE FIELD DENSITY TEST FOR EACH 2000 SQUARE FEET OF FILL IN EACH COMPACTED FILL LAYER. IF A TEST SHOULD FAIL TO MEET REQUIRED DENSITY, THE CONTRACTOR SHALL RE-COMPACT THAT LAYER. THE SOIL TESTING SERVICE SHALL PERFORM ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE TO SHOW THAT THE FAILED LAYER HAS REACHED THE REQUIRED COMPACTION. --IN FOUNDATION WALL AREAS, THE TESTING SERVICE SHALL MAKE AT LEAST ONE FIELD DENSITY TEST FOR EACH 100 FEET OR LESS OF WALL LENGTH OF FILL IN EACH COMPACTED FILL LAYER, WITH NO LESS THAN TWO TESTS ALONG A WALL FACE. IF A TEST SHOULD FAIL TO MEET REQUIRED DENSITY, THE CONTRACTOR SHALL RE-COMPACT THAT LAYER. THE SOIL TESTING SERVICE SHALL PERFORM ADDITIONAL TESTS AT THE CONTRACTOR'S EXPENSE TO SHOW THAT THE FAILED LAYER HAS REACHED THE REQUIRED COMPACTION.
34. COMPACTION: COMPACT EACH LAYER OF BACKFILL AND FILL SOIL MATERIALS AND THE TOP 12" OF SUBGRADE IN CUT AREAS TO 100% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T99 FOR STRUCTURES, SLABS, AND PAVEMENTS AND 95% OF MAXIMUM DENSITY FOR EMBANKMENTS OR UNPAVED AREAS. MAX LIFT THICKNESS FOR FILL AREAS IS 8 INCHES.
35. DISTURBED AREA IS IN EXCESS OF 1 ACRE AND FORMAL SEDIMENTATION & EROSION CONTROL PLAN APPROVAL IS REQUIRED AS A CONDITION OF CONSTRUCTION PLAN APPROVAL. A COPY OF THE APPROVED EROSION CONTROL PLAN MUST BE KEPT ON SITE AT ALL TIMES. THE APPROVED SEDIMENTATION & EROSION CONTROL PLAN SHOULD BE REGARDED AS MINIMUM REQUIREMENTS; ADDITIONAL MEASURES SHALL BE PUT IN PLACE AS NEEDED TO ENSURE THAT NO SEDIMENT IS RELEASED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR PICKING UP AND PAYING FOR GRADING PERMIT ISSUED BY NCDENR LAND QUALITY
36. DESIGN/FIELD CONDITIONS QUITE EASILY MAY VARY FROM THAT REPRESENTED IN THE INITIAL SOILS REPORT AND/OR TOPOGRAPHICAL REPORT. ISOLATED AREAS MAY SHOW UP WEAK AND ADVERSE SOILS OR GROUNDWATER CONDITIONS MAY BE DISCOVERED THAT WERE NOT REVEALED DURING THE INITIAL SOILS INVESTIGATION. THEREFORE, THE OWNER/CLIENT IS TO BE AWARE THAT CURRY ENGINEERING GROUP, PLLC WILL NOT AND CANNOT BE HELD RESPONSIBLE FOR ANY FAILURES TO EITHER A STREET OR PARKING LOT PAVEMENT DESIGN UNLESS WE CAN BE FULLY AND TOTALLY INVOLVED IN THE CONSTRUCTION PROCESS WHICH MAY INCLUDE, BUT MAY NOT NECESSARILY BE LIMITED TO, TESTING SUBGRADE AND BASE DENSITY, ENGAGING THE GEOTECHNICAL ENGINEER FOR THE EVALUATION OF THE SUBGRADE AND FOR THE OBSERVATION OF PROOF ROLLING SUBGRADE AND BASE AT VARIOUS STEPS OF CONSTRUCTION, OPPORTUNITY FOR THE DESIGN ENGINEER TO CALL IN A GEOTECHNICAL ENGINEER FOR CONSULTATION AND ADVICE, ETC. - STEPS WHICH TAKEN ALTOGETHER WITH THE INITIAL DESIGN SHOWN ON THE PLANS, CONSTITUTE THE COMPLETE DESIGN OF THE ROAD, STREET OF PARKING AREA (PRIVATE OR PUBLIC). THE DESIGN ENGINEER MUST BE GIVEN THE FULL LATITUDE AND OPPORTUNITY TO COMPLETE THE DESIGN BY FULLY PARTICIPATING IN THE CONSTRUCTION PROCESS. PLAN DESIGN IS A SMALL PORTION OF THE DESIGN AND CANNOT BE SEPARATED FROM THE CONSTRUCTION PROCESS IF THE OWNER'S/CLIENT'S DESIRE IS TO HAVE THE DESIGN ENGINEER STAND BEHIND THE COMPLETED DESIGNED PROJECT.

GENERAL ABBREVIATIONS:

IDENTIFIER	DESCRIPTION
&	AND
℄	CENTERLINE
⌀	DIAMETER OR ROUND
ℙ	PROPERTY LINE
-- A --	
ABC	AGGREGATE BASE ASPH
	ASPHALT
AVE	AVENUE
-- B --	
BLVD	BOULEVARD
BLDG	BUILDING
BOC	BACK OF CURB
BW	BOTTOM OF WALL
-- C --	
CB	CATCH BASIN
CI	CURB INLET
CIP	CAST IRON PIPE
CLS	CLASS
CJ	CONTROL JOINT
CO	CLEANOUT
CONC	CONCRETE
-- D --	
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
DR	DRIVE
-- E --	
(XX)	EXISTING ELEVATION
E	EAST, EASTING
EL	ELEVATION
EJ	EXPANSION JOINT
EP	EDGE OF PAVEMENT
EX	EXISTING
EVAP	EVAPORATIVE
-- F --	
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FHA	FIRE HYDRANT ASSEMBLY
FL	FLOW LINE
FT	FOOT OR FEET
-- G --	
G	GAS
GALV	GALVANIZED
GB	GRADE BREAK
GE	GENERAL ELECTRIC
GR	GRADE
-- H --	
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HOV	HIGH OCCUPANCY VEHICLE
HP	HIGH POINT
-- I --	
IAW	IN ACCORDANCE WITH
I.H.	INTERSTATE HIGHWAY
INV	INVERT
-- L --	
LEN	LENGTH
LEV	LOW EMISSION VEHICLE
LF	LINEAR FEET
LP	LOW POINT

IDENTIFIER	DESCRIPTION
-- M --	
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
-- N --	
N	NORTH, NORTHING
NCDENR	NORTH CAROLINA DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES
NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
NTS	NOT TO SCALE
-- O --	
OH	OVERHEAD
OCB	OFF-SET CATCH BASIN
-- P --	
PCC	PORTLAND CEMENT CONCRETE
PE	POLYETHYLENE
PKWY	PARKWAY
POC	POINT OF CONNECTION
PVC	POLYVINYL CHLORIDE
-- R --	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
RPZ	REDUCED PRESSURE ZONE
-- S --	
S	SOUTH
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SDE	SIGHT DISTANCE EASEMENT
SSMH	SANITARY SEWER MANHOLE
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
ST.STL	STAINLESS STEEL
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
-- T --	
TB	TOP OF BARRIER
TC/TOC	TOP OF CURB
TD	TEMPORARY DIVERSION
TH	TEST HEADER
TOP	TOP OF PIPE
TP	TOP OF PAD
TYP	TYPICAL
TW	TOP OF WALL
-- U --	
UG	UNDERGROUND
-- V --	
VEG	VEGETATED
VERT	VERTICAL
-- W --	
W	WEST
W/	WITH
W/O	WITHOUT
-- Y --	
YI	YARD INLET

** ALL SYMBOLS & ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS DRAWING PACKAGE **

BEFORE YOU DIG, CALL 811
NORTH CAROLINA ONE CALL CENTER
www.ncocc.org

UTILITY AGENCIES:

WATER & SEWER
TOWN OF HOLLY SPRINGS
ENGINEERING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-3938
CONTACT: MS. KENDRA PARRISH, PE

NCDENR-DWQ SEWER
NCDENR RALEIGH
REGIONAL OFFICE
3800 BARRETT DRIVE
RALEIGH, NC 27609
919-791-4232

NCDENR-PUBLIC WATER SUPPLY
NCDENR DIVISION OF WATER RESOURCES
RALEIGH REGIONAL OFFICE
3800 BARRETT DRIVE
RALEIGH, NC 27609
919-791-4232

GOVERNING AGENCIES:

PLANNING/ZONING/LANDSCAPE:
TOWN OF HOLLY SPRINGS
PLANNING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-3905
CONTACT: MR. BRETT GOSNER

STORMWATER
TOWN OF HOLLY SPRINGS
ENGINEERING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-3135
CONTACT: MS. JULIE TURNER

ENGINEERING
TOWN OF HOLLY SPRINGS
ENGINEERING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-3938
CONTACT: MS. KENDRA PARRISH, PE

EROSION CONTROL:
TOWN OF HOLLY SPRINGS
ENGINEERING DEPT.
128 S. MAIN ST.
HOLLY SPRINGS, NC 27540
919-557-3135
CONTACT: MS. JULIE TURNER

US ARMY CORPS OF ENGINEERS (USACE)
USACE RALEIGH FIELD OFFICE
3331 HERITAGE TRADE DR. SUITE 105
WAKE FOREST, NC 27587
919-554-4884
CONTACT: MR. JAMES LASTINGER

Land Owner:
Duncan Cook Holdings, LLC.
2310 S Miami Bldv., Suite 235
Durham, NC 27703

Developer:
Gander Development, LLC
2310 S Miami Blvd., Suite 235
Durham, NC 27703
Contact: Paul Burger
paul@ganderdev.com

Surveyor:
Bass, Nixon, & Kennedy, Inc.
6310 Chapel Hill Road, Suite 250
Raleigh, NC 27607
919.851.4422 (o)

Civil Engineering:
The Curry Engineering Group, PLLC
NC License # P-0799
PO Box 2018
205 S. Fuquay Ave
Fuquay-Varina, NC 27526
919.552.0849 (o)
910.624.5215 (m)
Contact: Andy Petty, PE
andy@curryeng.com

Landscape Architect:
Southwell Design, PLLC
P.O. Box 37178
Raleigh, NC 27627
919.272.6729 (v)
Contact: Adam Southwell, PLA, ASLA
adam@southwelldesign.com

REVISIONS

1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: AS SHOWN
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA
PRELIMINARY
FOR REVIEW ONLY
36823
ENGINEER
ANDREW S. PETTY

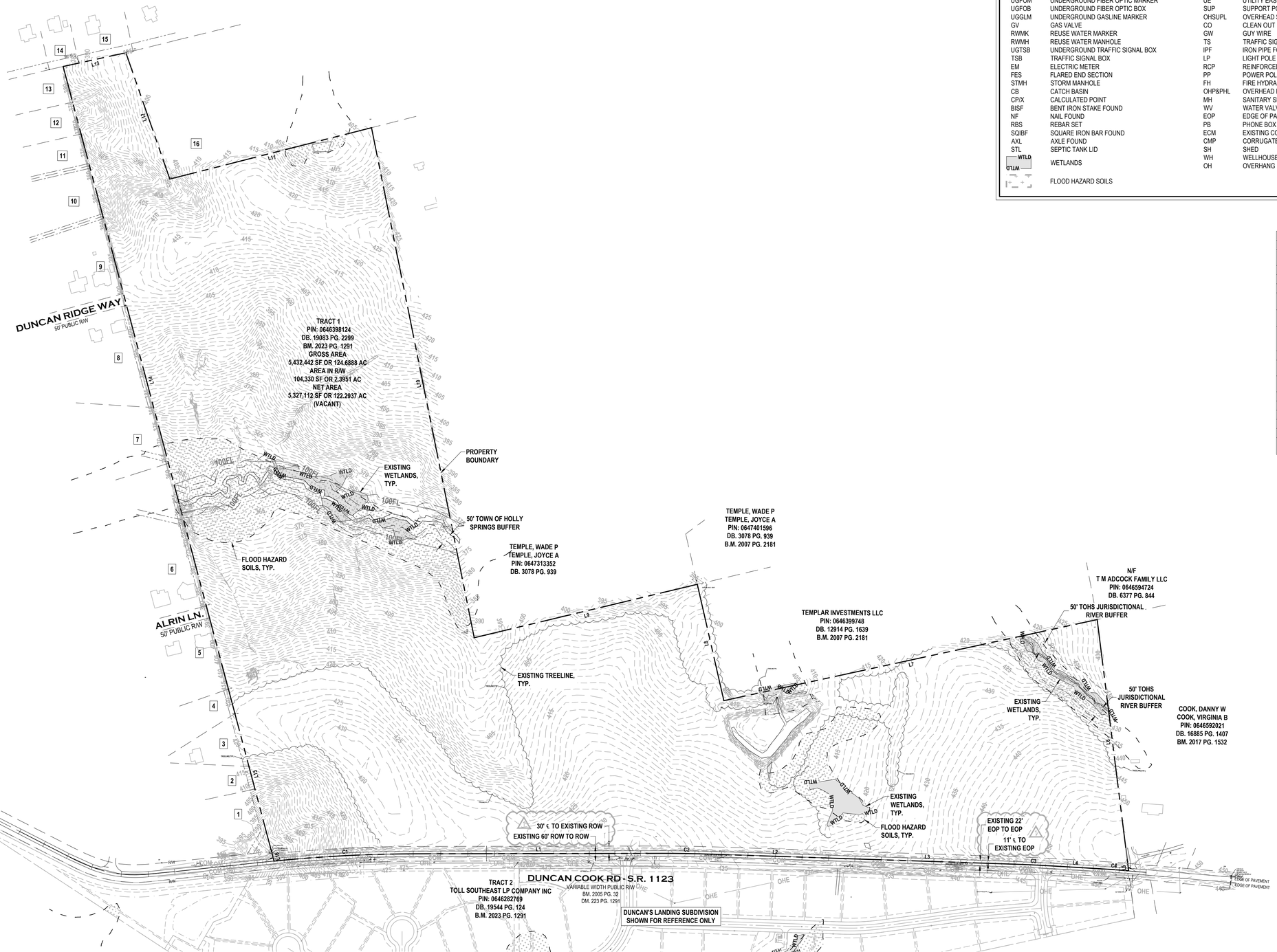
CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING GROUP, PLLC EST. 2010 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
CIVIL NOTES
C-0.1

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-0.1 CIVIL NOTES.DWG
PLOTTED: 6/10/2025 9:07 AM



LEGEND:

(O)	POSSIBLE OVERLAP LINE BEARING AND DISTANCE	TP	TELEPHONE POLE
OHPHL	OVERHEAD PHONE LINES	VWSSE	VARIABLE WIDTH SANITARY SEWER EASEMENT
RBF	REBAR FOUND	TCE	TEMPORARY CONSTRUCTION EASEMENT
UGFOM	UNDERGROUND FIBER OPTIC MARKER	UE	UTILITY EASEMENT
UGFOB	UNDERGROUND FIBER OPTIC BOX	SUP	SUPPORT POLE
UGGLM	UNDERGROUND GASLINE MARKER	OHSUPL	OVERHEAD SUPPORT LINE
GV	GAS VALVE	CO	CLEAN OUT
RWMK	REUSE WATER MARKER	GW	GUY WIRE
RWMH	REUSE WATER MANHOLE	TS	TRAFFIC SIGN
UGTSB	UNDERGROUND TRAFFIC SIGNAL BOX	IPF	IRON PIPE FOUND
TSB	TRAFFIC SIGNAL BOX	LP	LIGHT POLE
EM	ELECTRIC METER	RCP	REINFORCED CONCRETE PIPE
FES	FLARED END SECTION	PP	POWER POLE
STMH	STORM MANHOLE	FH	FIRE HYDRANT
CB	CATCH BASIN	OHP&PHL	OVERHEAD POWER AND PHONE LINES
CP/X	CALCULATED POINT	MH	SANITARY SEWER MANHOLE
BISF	BENT IRON STAKE FOUND	WV	WATER VALVE
NF	NAIL FOUND	EOP	EDGE OF PAVEMENT
RBS	REBAR SET	PB	PHONE BOX
SQIBF	SQUARE IRON BAR FOUND	ECM	EXISTING CONCRETE MONUMENT
AXL	AXLE FOUND	CMP	CORRUGATED METAL PIPE
STL	SEPTIC TANK LID	SH	SHED
WTLD	WETLANDS	WH	WELLHOUSE
	FLOOD HAZARD SOILS	OH	OVERHANG

GENERAL NOTES:

1. THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE EXISTING FEATURES, STRUCTURES AND TOPOGRAPHY OF THE PROPERTY.
2. THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED AND DEVELOPED BY BASS, NIXON, & KENNEDY, INC. AND IS NOT A RESULT OF A FIELD SURVEY BY CURRY ENGINEERING. CURRY ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE SEAL AFFIXED TO THIS SHEET IS ONLY TO CERTIFY INFORMATION PERTAINING TO DEMOLITION ITEMS. THE INFORMATION SHOWN REPRESENTS A FIELD SURVEY CONDUCTED BETWEEN JANUARY-AUGUST 2024.
3. THE ENGINEER UNDERSTANDS THE SURVEY INFORMATION PROVIDED TO MEET THE FOLLOWING CRITERIA:
   - HORIZONTAL DATUM = NAD83
   - VERTICAL DATUM = NAVD88
4. EXISTING CONDITIONS SHOWN DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON SITE. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO START OF EXCAVATION.
5. WETLANDS & STREAM SHOWN ON PLAN SURVEYED BY BASS, NIXON, & KENNEDY, INC. AS DELINEATED BY MITCHELL ENVIRONMENTAL AS CONCURRED BY NCDENR & USACE.
6. STREAM AND WETLAND IMPACTS TO BE PERMITTED THROUGH THE US ARMY CORP OF ENGINEERS AND THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES - DIVISION OF WATER RESOURCES. COPIES OF IMPACT APPROVALS TO BE PROVIDED PRIOR TO APPROVAL OF CONSTRUCTION DRAWINGS.

OWNER INFORMATION

LOT #	OWNER	PIN	DB / PG	BM / PG
1	WELL LOT - AQUA NORTH CAROLINA	646190569	13547 / 76	2005 / 32
2	GALINSKI, THEODORE J	646190729	13314 / 2400	2005 / 32
3	DOELL, MATTHEW	646190991	19104 / 1522	2005 / 32
4	MCDANIEL, DALE F	647100021	16021 / 299	2005 / 32
5	KIASKI, ANTHONY W KIASKI, RACHEL T	647101259	16431 / 160	2005 / 32
6	WILSON, DAVID C WILSON, LISA ERIN	647101742	18186 / 541	2005 / 32
7	KIDD, AIMEE LOGAN KIDD, RONALD JAMES CHADWICK	647110215	15351 / 129	2006 / 1935
8	POPE, RONALD G SR.	647111552	17106 / 550	2007 / 1112
9	GREINER, JEFFREY GOODMAN, ANDREA	647111944	17243 / 1037	2007 / 1112
10	CATILLO, ANTONIO SHEPPARD, RHONDA	647029178	16603 / 2231	2007 / 1112
11	MILLS, GREGORY A TRUSTEE	647028309	19027 / 198	2007 / 1112
12	WILLIAMS, MARK	647028502	13198 / 1893	2007 / 1112
13	HARTE, BRYAN MICHAEL	647028607	18667 / 2172	2007 / 1112
14	DISBRO, STEPHEN M	647122807	14916 / 1951	2011 / 435
15	WELL LOT - AQUA NC INC	647123876	14378 / 2346	2011 / 435
16	VAUGHAN, RUPERT L JR. VAUGHAN, ELIZABETH A	647227425	17357 / 1209	2018 / 2526

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	572.228	5729.580	005.7223
C2	199.997	5729.580	002.0000
C3	146.913	5729.578	001.4691
C4	120.640	5737.279	001.2048

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	1005.470	S75° 35' 51.33"E
L2	520.065	S73° 35' 51.33"E
L3	716.845	S73° 35' 51.33"E
L4	193.610	S72° 07' 42.33"E
L5	30.637	N07° 22' 53.72"E
L6	998.808	N07° 22' 15.45"E
L7	1552.698	N87° 45' 10.19"W
L8	485.231	N01° 39' 13.73"E
L9	932.370	N88° 58' 31.14"W
L10	2116.000	N03° 07' 30.31"E
L11	845.939	N89° 47' 41.68"W
L12	543.966	N04° 39' 49.59"W
L13	261.005	N87° 53' 11.96"W
L14	2649.489	S00° 21' 06.80"E
L15	663.545	S00° 21' 06.80"E
L16	30.362	S00° 21' 06.80"E

SCALE: 1 IN = 200 FT

200' 100' 0 200' 400'

SCALE IN FEET
HORIZONTAL

REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 200'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

PROFESSIONAL ENGINEER SEAL NOT AFFIXED TO SHEET AS ENGINEER DOES NOT CERTIFY INFORMATION PROVIDED BY OTHERS

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 1.0 NORTH CAROLINA
NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 15083 PG: 2299

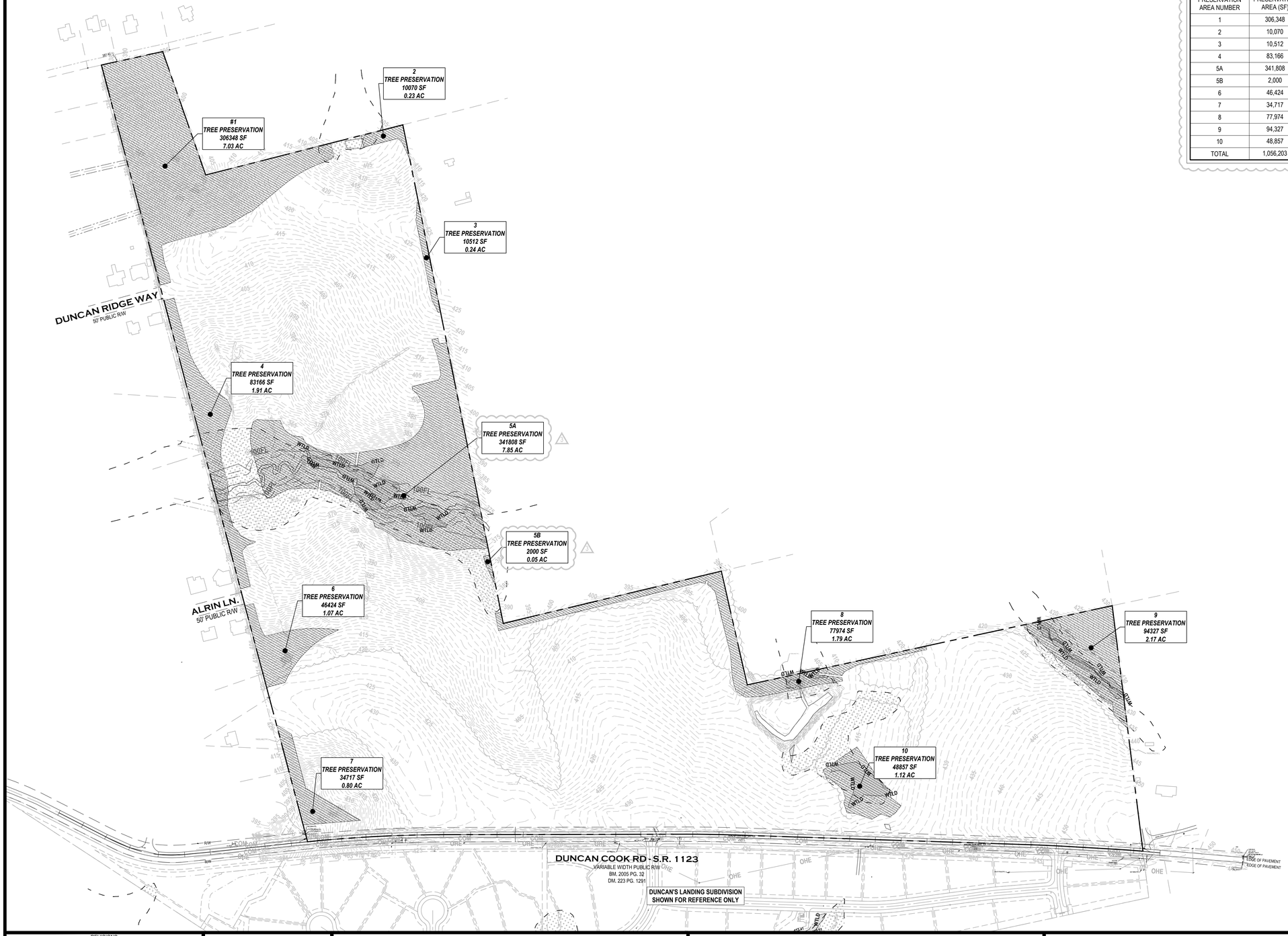
DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

EXISTING CONDITIONS PLAN

C-1.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-1.0 EXISTING CONDITIONS PLAN.DWG
PLOTTED: 6/10/2025 9:08 AM



TREE PRESERVATION TABLE

TREE PRESERVATION AREA NUMBER	TREE PRESERVATION AREA (SF)	TREE PRESERVATION AREA (AC)
1	306,348	7.03
2	10,070	0.23
3	10,512	0.24
4	83,166	1.91
5A	341,808	7.85
5B	2,000	0.05
6	46,424	1.07
7	34,717	0.80
8	77,974	1.79
9	94,327	2.17
10	48,857	1.12
TOTAL	1,056,203	24.26

GENERAL NOTES:

1. THIS PLAN IS NOT INTENDED FOR PLATTING OR RECORDATION. THE INTENT OF THIS PLAN IS TO ILLUSTRATE THE EXISTING FEATURES, STRUCTURES AND TOPOGRAPHY OF THE PROPERTY.
2. THE INFORMATION SHOWN ON THIS PLAN WAS PROVIDED AND DEVELOPED BY BASS, NIXON, & KENNEDY, INC. AND IS NOT A RESULT OF A FIELD SURVEY BY CURRY ENGINEERING. CURRY ENGINEERING DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION. THE SEAL AFFIXED TO THIS SHEET IS ONLY TO CERTIFY INFORMATION PERTAINING TO DEMOLITION ITEMS. THE INFORMATION SHOWN REPRESENTS A FIELD SURVEY CONDUCTED BETWEEN JANUARY-AUGUST 2024.
3. THE ENGINEER UNDERSTANDS THE SURVEY INFORMATION PROVIDED TO MEET THE FOLLOWING CRITERIA:
   - HORIZONTAL DATUM = NAD83
   - VERTICAL DATUM = NAVD88
4. EXISTING CONDITIONS SHOWN DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON SITE. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO START OF EXCAVATION.
5. WETLANDS & STREAM SHOWN ON PLAN SURVEYED BY BASS, NIXON, & KENNEDY, INC. AS DELINEATED BY MITCHELL ENVIRONMENTAL AS CONCURRED BY NCDENR & USACE.
6. STREAM AND WETLAND IMPACTS TO BE PERMITTED THROUGH THE US ARMY CORP OF ENGINEERS AND THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES - DIVISION OF WATER RESOURCES. COPIES OF IMPACT APPROVALS TO BE PROVIDED PRIOR TO APPROVAL OF CONSTRUCTION DRAWINGS.

LEGEND:

TP — TREE PROTECTION FENCE

TREE PRESERVATION AREAS

SCALE: 1 IN = 200 FT

200' 100' 0 200' 400'

SCALE IN FEET
HORIZONTAL

REVISIONS			
1	3/14/2025	TCHS COMMENTS #1	
2	4/17/2025	TCHS COMMENTS #2	
3	5/16/2025	TCHS COMMENTS #3	
4	6/10/2025	TCHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 200'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

PROFESSIONAL ENGINEER SEAL NOT AFFIXED TO SHEET AS ENGINEER DOES NOT CERTIFY INFORMATION PROVIDED BY OTHERS

CONSULTANT

Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

TREE PRESERVATION PLAN

C-1.1

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-1.1 TREE PRESERVATION PLAN.DWG
PLOTTED: 6/10/2025 9:08 AM



TREE SAMPLE NOTE:

THE 20' X 20' TREE SAMPLE AREAS, PROVIDED BY VILLAGE GREEN LAND DESIGN, ARE REPRESENTATIVE OF THE OVERALL VARIOUS AREAS OF TREE CANOPY THAT EXIST ON THE SITE.



NOTE: DISTANCE "X" FROM TREE SHALL BE A MINIMUM OF 6' OR 1" RADIUS PER 1" OF TREE DIAMETER, WHICH EVER IS GREATER.

1 / C-1.2 **ROOT ZONE PROTECTION**

SCALE: N.T.S

SCALE: 1 IN = 200 FT

200' 100' 0 200' 400'

SCALE IN FEET
HORIZONTAL

REVISIONS		
1	X/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 200'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

PROFESSIONAL ENGINEER SEAL NOT AFFIXED TO SHEET AS ENGINEER DOES NOT CERTIFY INFORMATION PROVIDED BY OTHERS

CONSULTANT

Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

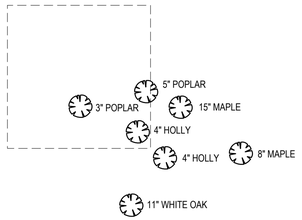
DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

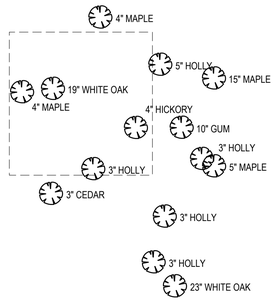
OVERALL TREE SAMPLE PLAN

C-1.2

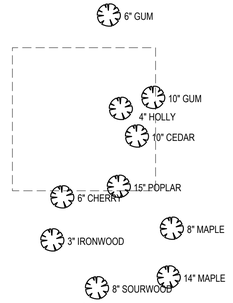
Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\SP PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-1.2 OVERALL TREE SAMPLE PLAN.DWG
PLOTTED: 6/10/2025 9:09 AM



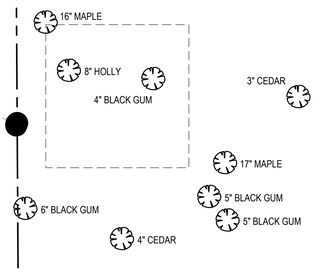
TREE SAMPLE AREA 1



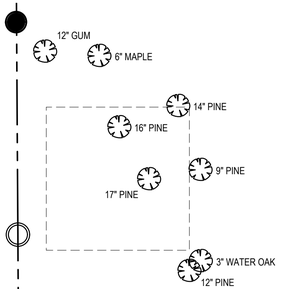
TREE SAMPLE AREA 2



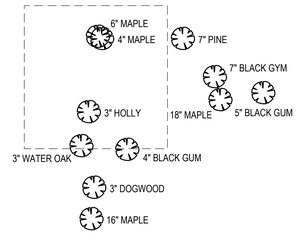
TREE SAMPLE AREA 3



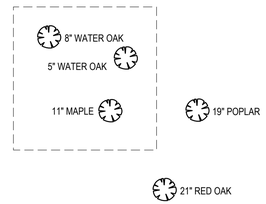
TREE SAMPLE AREA 4



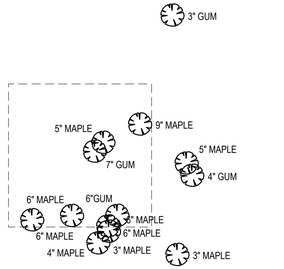
TREE SAMPLE AREA 5



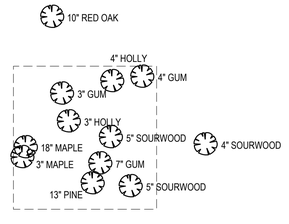
TREE SAMPLE AREA 6



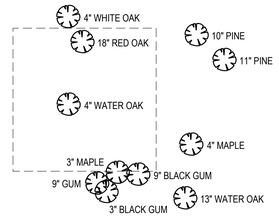
TREE SAMPLE AREA 7



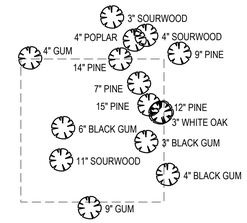
TREE SAMPLE AREA 8



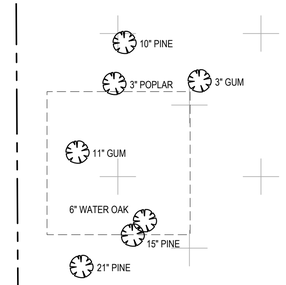
TREE SAMPLE AREA 9



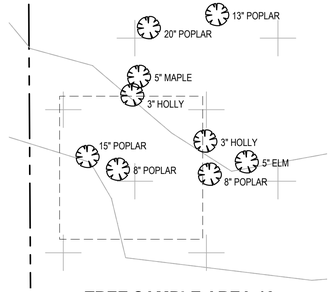
TREE SAMPLE AREA 10



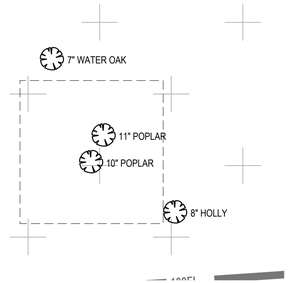
TREE SAMPLE AREA 11



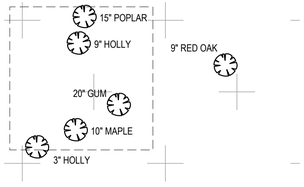
TREE SAMPLE AREA 12



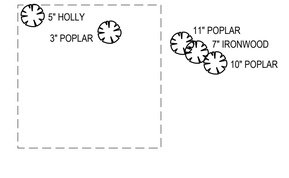
TREE SAMPLE AREA 13



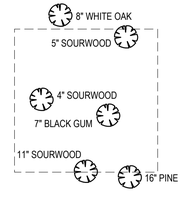
TREE SAMPLE AREA 14



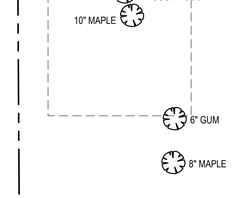
TREE SAMPLE AREA 15



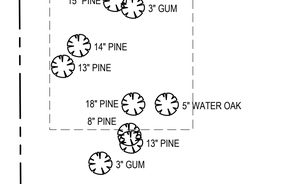
TREE SAMPLE AREA 16



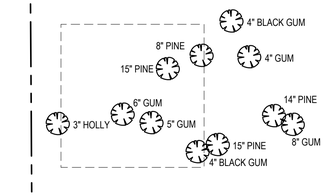
TREE SAMPLE AREA 17



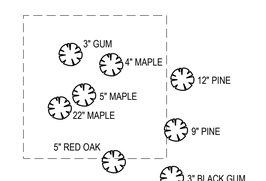
TREE SAMPLE AREA 18



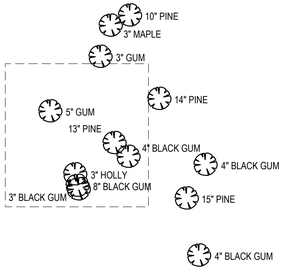
TREE SAMPLE AREA 19



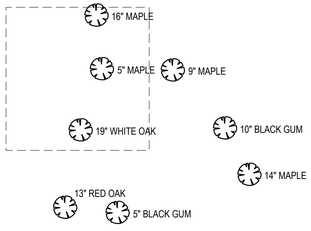
TREE SAMPLE AREA 20



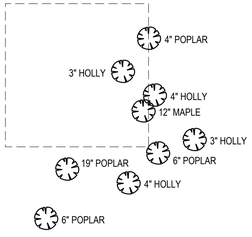
TREE SAMPLE AREA 21



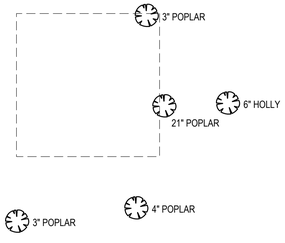
TREE SAMPLE AREA 22



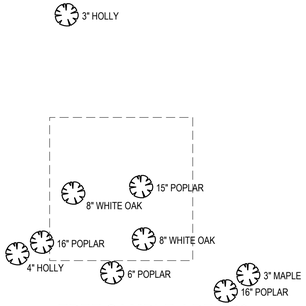
TREE SAMPLE AREA 23



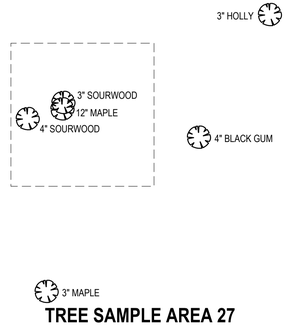
TREE SAMPLE AREA 24



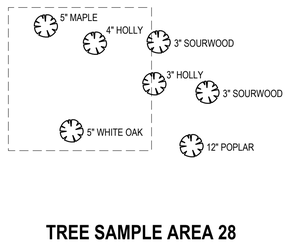
TREE SAMPLE AREA 25



TREE SAMPLE AREA 26



TREE SAMPLE AREA 27



TREE SAMPLE AREA 28

SCALE: 1 IN = 10 FT

10' 5' 0 10' 20'

SCALE IN FEET
HORIZONTAL

REVISIONS			
1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 200'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

PROFESSIONAL ENGINEER SEAL NOT AFFIXED TO SHEET AS ENGINEER DOES NOT CERTIFY INFORMATION PROVIDED BY OTHERS

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 19 NORTH CAROLINA

NC LIC. NO: P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARAMOUNT REAL ESTATE BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

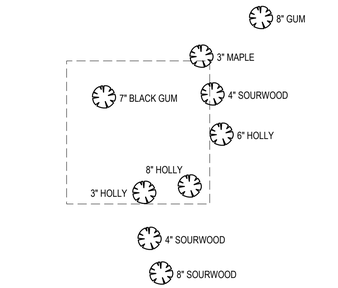
DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

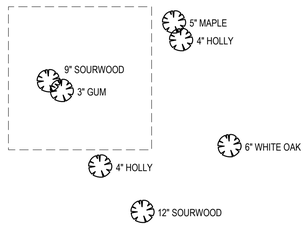
PARTIAL TREE SAMPLE PLAN I

C-1.3

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-1.3 PARTIAL TREE SAMPLE PLAN I.DWG
PLOTTED: 6/10/2025 9:14 AM



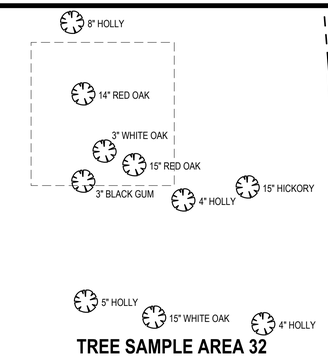
TREE SAMPLE AREA 29



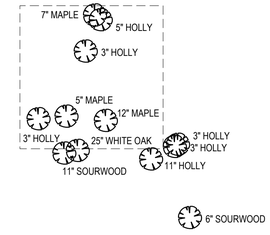
TREE SAMPLE AREA 30



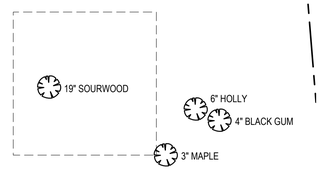
TREE SAMPLE AREA 31



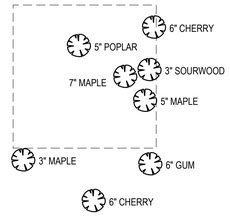
TREE SAMPLE AREA 32



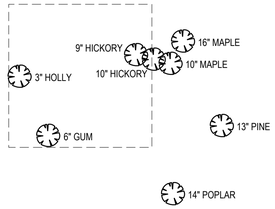
TREE SAMPLE AREA 33



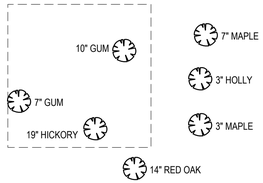
TREE SAMPLE AREA 34



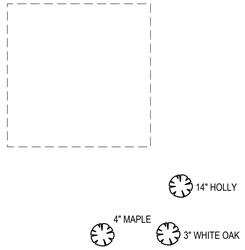
TREE SAMPLE AREA 35



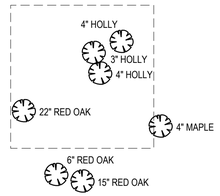
TREE SAMPLE AREA 36



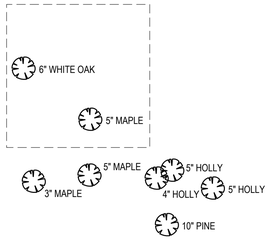
TREE SAMPLE AREA 37



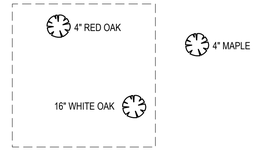
TREE SAMPLE AREA 38



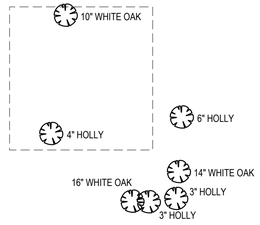
TREE SAMPLE AREA 39



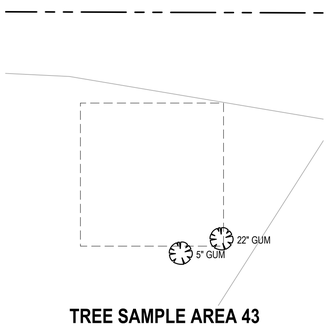
TREE SAMPLE AREA 40



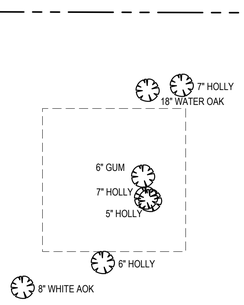
TREE SAMPLE AREA 41



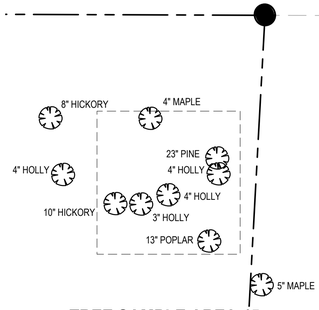
TREE SAMPLE AREA 42



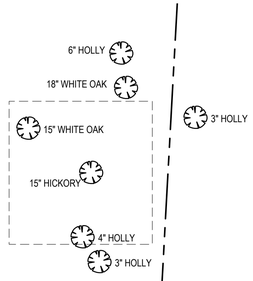
TREE SAMPLE AREA 43



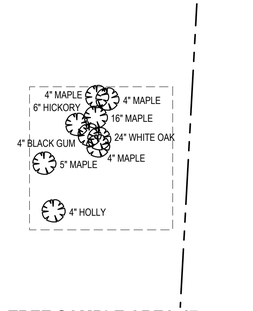
TREE SAMPLE AREA 44



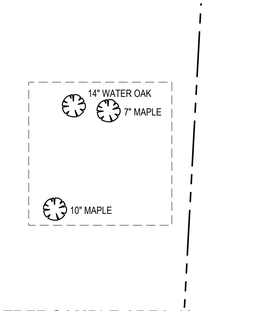
TREE SAMPLE AREA 45



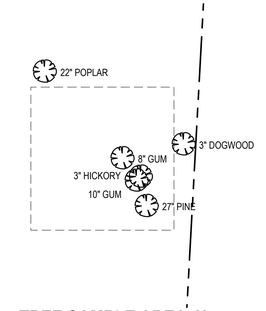
TREE SAMPLE AREA 46



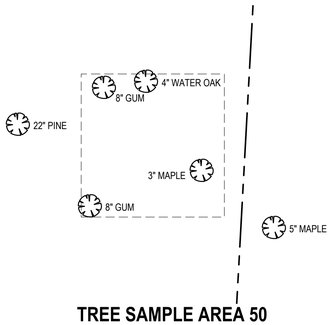
TREE SAMPLE AREA 47



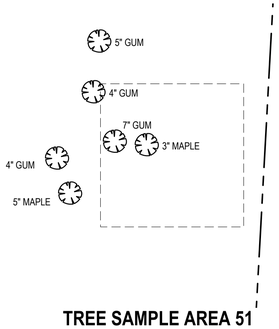
TREE SAMPLE AREA 48



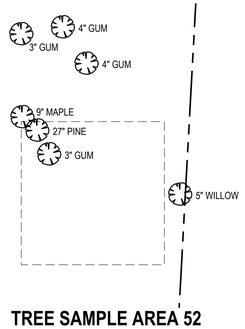
TREE SAMPLE AREA 49



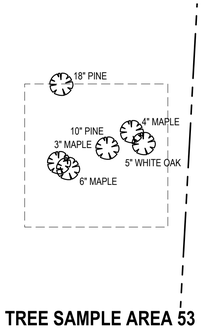
TREE SAMPLE AREA 50



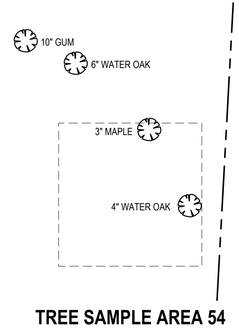
TREE SAMPLE AREA 51



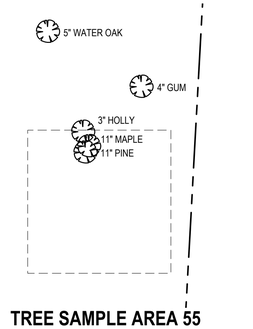
TREE SAMPLE AREA 52



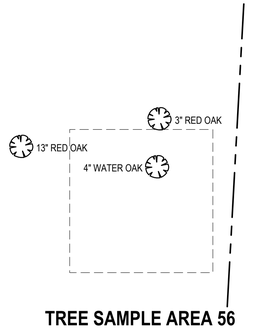
TREE SAMPLE AREA 53



TREE SAMPLE AREA 54



TREE SAMPLE AREA 55



TREE SAMPLE AREA 56

SCALE: 1 IN = 10 FT

5' 0 10' 20'

SCALE IN FEET
HORIZONTAL

10'

REVISIONS			
1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 200'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

PROFESSIONAL ENGINEER SEAL NOT AFFIXED TO SHEET AS ENGINEER DOES NOT CERTIFY INFORMATION PROVIDED BY OTHERS

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 10 NORTH CAROLINA

NC LIC. NO: P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A DURHAM BUILDING COMPANY

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

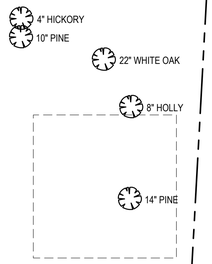
DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

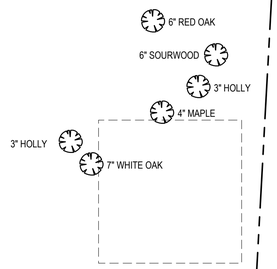
PARTIAL TREE SAMPLE PLAN II

C-1.4

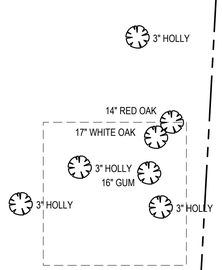
Z:\PROJECTS FOLDER\ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-1.4 PARTIAL TREE SAMPLE PLAN II.DWG
PLOTTED: 6/10/2025 9:18 AM



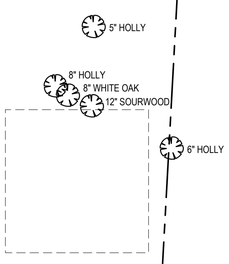
TREE SAMPLE AREA 57



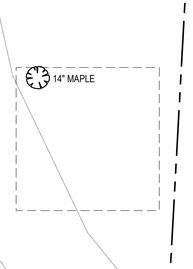
TREE SAMPLE AREA 58



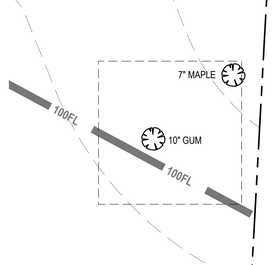
TREE SAMPLE AREA 59



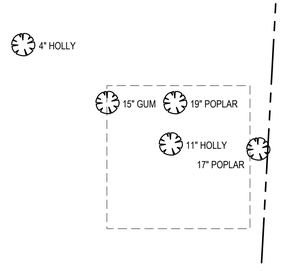
TREE SAMPLE AREA 60



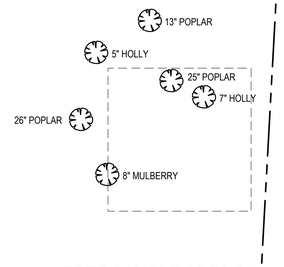
TREE SAMPLE AREA 61



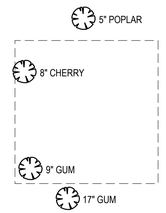
TREE SAMPLE AREA 62



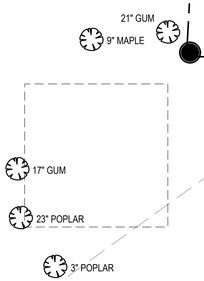
TREE SAMPLE AREA 63



TREE SAMPLE AREA 64



TREE SAMPLE AREA 65



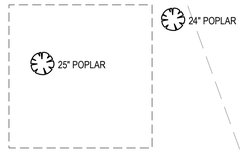
TREE SAMPLE AREA 66



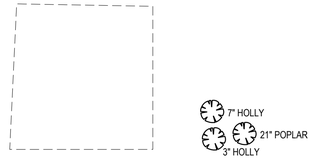
TREE SAMPLE AREA 67



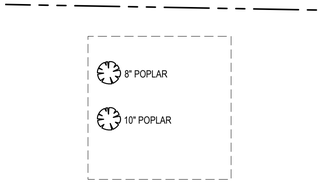
TREE SAMPLE AREA 68



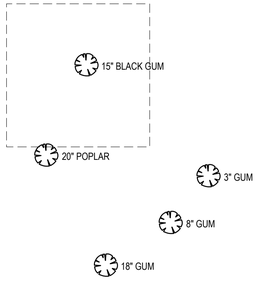
TREE SAMPLE AREA 79



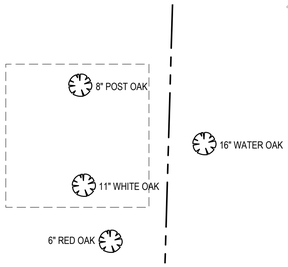
TREE SAMPLE AREA 70



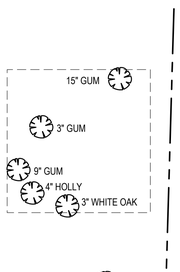
TREE SAMPLE AREA 71



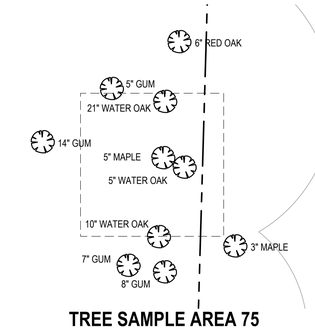
TREE SAMPLE AREA 72



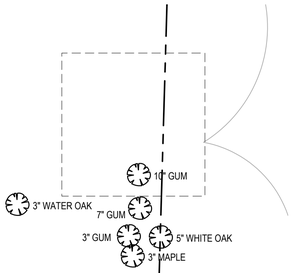
TREE SAMPLE AREA 73



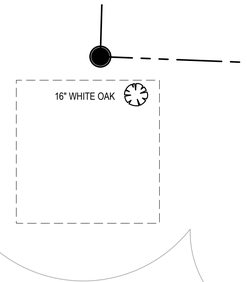
TREE SAMPLE AREA 74



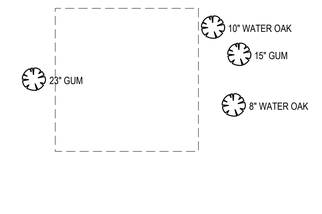
TREE SAMPLE AREA 75



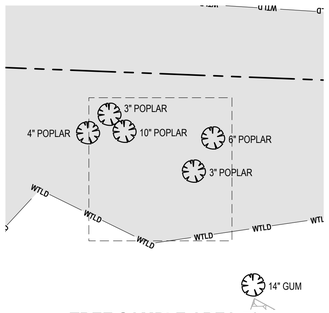
TREE SAMPLE AREA 76



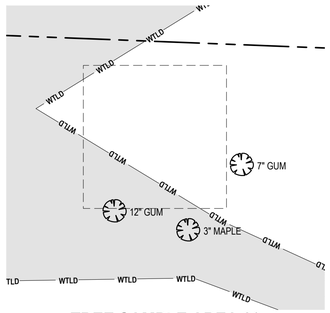
TREE SAMPLE AREA 77



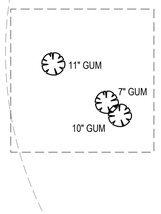
TREE SAMPLE AREA 78



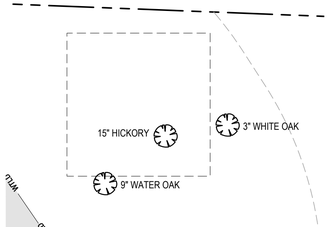
TREE SAMPLE AREA 79



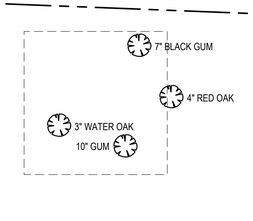
TREE SAMPLE AREA 80



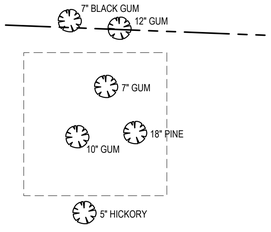
TREE SAMPLE AREA 81



TREE SAMPLE AREA 82



TREE SAMPLE AREA 83



TREE SAMPLE AREA 84

SCALE: 1 IN = 10 FT

10' 5' 0 10' 20'

SCALE IN FEET
HORIZONTAL

REVISIONS		
1	3/14/2025	TCHS COMMENTS #1
2	4/17/2025	TCHS COMMENTS #2
3	5/15/2025	TCHS COMMENTS #3
4	6/10/2025	TCHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 200'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

PROFESSIONAL ENGINEER SEAL
NOT AFFIXED TO SHEET AS
ENGINEER DOES NOT CERTIFY
INFORMATION PROVIDED BY
OTHERS

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING P.A. S.T. 1.0 NORTH CAROLINA

NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-9124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

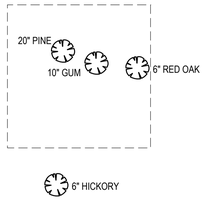
DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

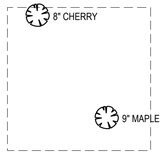
PARTIAL TREE SAMPLE PLAN III

C-1.5

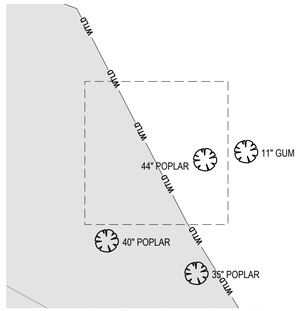
Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-1.5 PARTIAL TREE SAMPLE PLAN III.DWG
PLOTTED: 6/10/2025 9:23 AM



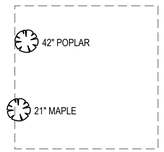
TREE SAMPLE AREA 85



TREE SAMPLE AREA 86



TREE SAMPLE AREA 87



TREE SAMPLE AREA 88

SCALE: 1 IN = 10 FT

10' 5' 0 10' 20'

SCALE IN FEET
HORIZONTAL

REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/14/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 200'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

PROFESSIONAL ENGINEER SEAL
NOT AFFIXED TO SHEET AS
ENGINEER DOES NOT CERTIFY
INFORMATION PROVIDED BY
OTHERS

CONSULTANT

Curry ENGINEERING
CURRY ENGINEERING EST. 2010 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL TREE SAMPLE PLAN IV

C-1.6

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-1.6 PARTIAL TREE SAMPLE PLAN IV.DWG
PLOTTED: 6/10/2025 9:24 AM

GENERAL NOTES:

1. A COPY OF THE DEMOLITION NOTIFICATION FROM THE NORTH CAROLINA HEALTH HAZARD CONTROL UNTIL AN ASBESTOS INSPECTION REPORT FROM A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR MUST ACCOMPANY THE APPLICATION FOR THE DEMOLITION PERMIT WHICH MUST BE OBTAINED PRIOR TO THE START OF DEMOLITION.
2. NO EQUIPMENT IS ALLOWED ON THE SITE OR DISTURBANCE IS PERMITTED UNTIL ALL THE TREE PROTECTION AND SILT FENCING HAS BEEN INSTALLED AND APPROVED.
3. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER IN THE EVENT THAT UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AND REGULATIONS REGARDING THE HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS. A COPY OF THE DEMOLITION NOTIFICATION FROM THE NORTH CAROLINA HEALTH HAZARD CONTROL UNIT AN ASBESTOS INSPECTION REPORT FROM A NORTH CAROLINA ACCREDITED ASBESTOS INSPECTOR MUST ACCOMPANY THE APPLICATION FOR THE DEMOLITION PERMIT WHICH MUST BE OBTAINED PRIOR TO THE START OF DEMOLITION.
8. DEMOLITION OF STRUCTURES AND/OR UTILITIES BASED ON EXISTING CONDITIONS SURVEY. IF FIELD CONDITIONS DIFFER FROM THOSE SHOWN ON THIS PLAN THAT REQUIRES ADDITIONAL DEMOLITION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR THE ENGINEER PRIOR TO PROCEEDING WITH REMOVAL OF STRUCTURE AND/OR UTILITY. SUBSURFACE UTILITIES AND FEATURES DENOTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE IN NATURE AND HAVE BEEN LOCATED TO THE EXTENT POSSIBLE VIA LEVEL "C" SUE METHODS. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION, INCLUDING UTILITY "POTHOLING" OR BY THE EXCAVATION OF TEST PITS AS NECESSARY TO DETERMINE THE UTILITY LOCATION, DEPTHS, AND MATERIALS.
9. CONTRACTOR SHALL NOT BEGIN ANY DEMOLITION WORK PRIOR TO APPROVAL AND ISSUANCE OF LAND DISTURBANCE AND DEMOLITION PERMITS ISSUED BY THE TOWN OF HOLLY SPRINGS.
10. DO NOT INTERRUPT EXISTING UTILITY SERVICES FOR FACILITIES OCCUPIED BY THE OWNER OR OTHERS EXCEPT WHEN PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE ACCEPTABLE TEMPORARY UTILITY SERVICES.
    A. NOTIFY OWNER NOT LESS THAN 72 HOURS IN ADVANCE OF PROPOSED UTILITY SERVICE INTERRUPTIONS.
    B. DO NOT PROCEED WITH UTILITY INTERRUPTIONS WITHOUT RECEIVING WRITTEN PERMISSION FROM THE OWNER.
11. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING TOWN OF HOLLY SPRINGS OR NCDOT INFRASTRUCTURE, PRIVATE UTILITY, COMPANY INFRASTRUCTURE, OR ADJACENT PROPERTY OWNERS PROPERTY.
12. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A TRAFFIC CONTROL PLAN PER NCDOT AND MUTCD STANDARDS.
13. CONTRACTOR IS RESPONSIBLE FOR THE SECURITY OF HIS/HER EQUIPMENT AND MATERIALS STORED ON-SITE DURING CONSTRUCTION.
14. ANY PAVEMENT CUT SHALL BE DONE AS A FULL DEPTH SAW CUT WITH LINES STRAIGHT AND NEAT.
15. REMOVE ALL EXISTING ON-SITE TRASH AND DEBRIS. TRASH SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER. NOTIFY OWNER AND ENGINEER IF ANY HAZARDOUS MATERIALS (ASBESTOS, LEAD PAINT, ETC.) ARE ENCOUNTERED.
16. REMOVE SIDEWALK, CURB AND GUTTER, AND OTHER CONCRETE SECTIONS BY SAW CUTTING THE NEAREST CONTROL JOINT AWAY FROM THE AREA DESIGNATED TO BE REMOVED ON THE DEMOLITION PLAN.
17. NOTIFY AND COORDINATE ANY REQUIRED RELOCATION AND/OR REMOVAL OF EXISTING UNDERGROUND UTILITIES, POLES, METERS, OR OTHER ABOVE GROUND APPURTENANCES WITH THE APPROPRIATE UTILITY PROVIDER (I.E. POWER, TELEPHONE, CABLE, AND NATURAL GAS/PROPANE) PRIOR TO THE START OF SELECTIVE DEMOLITION WORK.
18. ALL DEMOLISHED MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LAWFUL MANNER.
19. CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE, FREE OF DEBRIS, TRASH, OR OTHER CONSTRUCTION MATERIALS. AREAS SUBJECT TO SITE CONSTRUCTION ADJACENT TO THE PUBLIC RIGHT OF WAY AND PEDESTRIAN SIDEWALKS SHALL BE LEFT "BROOM CLEAN" AT THE END OF EACH WORK DAY.
20. CONTRACTOR IS RESPONSIBLE FOR ANY TEMPORARY UTILITIES NEEDED DURING CONSTRUCTION.
21. STRUCTURES BEING REMOVED IN, OR IMMEDIATELY ADJACENT TO, THE RESOURCE CONSERVATION AREA (RCA) AND/OR TREE PROTECTION FENCE SHALL BE REMOVED BY HAND. NO HEAVY MACHINERY SHALL BE USED DURING DEMOLITION. INSTALL TREE PROTECTION FENCE IN INITIAL PHASE SUCH THAT EXISTING STRUCTURES AND/OR GRAVEL MAY BE REMOVED HOWEVER AFTER REMOVAL, TREE PROTECTION FENCE SHALL BE INSTALLED IN LOCATION AS SHOWN.
22. A COPY OF THE DEMOLITION NOTIFICATION FROM THE NC HEALTH HAZARD CONTROL UNIT AND AN ASBESTOS INSPECTION REPORT FROM A NC ACCREDITED ASBESTOS INSPECTOR MUST ACCOMPANY THE APPLICATION FOR THE DEMOLITION PERMIT WHICH MUST BE OBTAINED PRIOR TO START OF THE DEMOLITION.
23. NO MACHINERY OF ANY KIND IS ALLOWED BEHIND THE TREE PROTECTION FENCE (TPF). ANY ITEMS SHOWN BEHIND TPF THAT MUST BE REMOVED (EX. ELECTRIC POLES, ELECTRIC LINES, SMALL BUILDINGS, TRASH, ETC.) SHALL BE REMOVED BY HAND OR USING MACHINES STATIONED OUTSIDE THE TPF.
24. REFER TO C-01 FOR APPLICABLE TOWN OF HOLLY SPRINGS NOTES.
25. ALL SEPTIC TANKS AND WELLS FOUND ON-SITE SHALL BE REMOVED/ABANDONED PER LOCAL & STATE STANDARDS.
26. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH POWER COMPANY ON RELOCATION OF OVERHEAD POWER LINES AND COORDINATE WITH PRIVATE UTILITY COMPANIES FOR ANY RELOCATIONS OF PULL BOXES, JUNCTIONS BOXES, MARKERS, OR OTHER PRIVATE UTILITY APPURTENANCES.



LEGEND:

- ⊗ STRUCTURE REMOVAL
- PERMANENT WETLAND IMPACT
- TEMPORARY WETLAND IMPACT
- GRAVEL/DIRT ROAD REMOVAL
- CLEARING/GRUBBING LIMITS
- UTILITY DEMOLITION
- FENCE DEMOLITION

SCALE: 1 IN = 200 FT

200' 100' 0 200' 400'

SCALE IN FEET
HORIZONTAL

REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 60'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA 36823 ENGINEER ANDREW S. PETTY
PRELIMINARY FOR REVIEW ONLY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
NC LIC. NO: P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

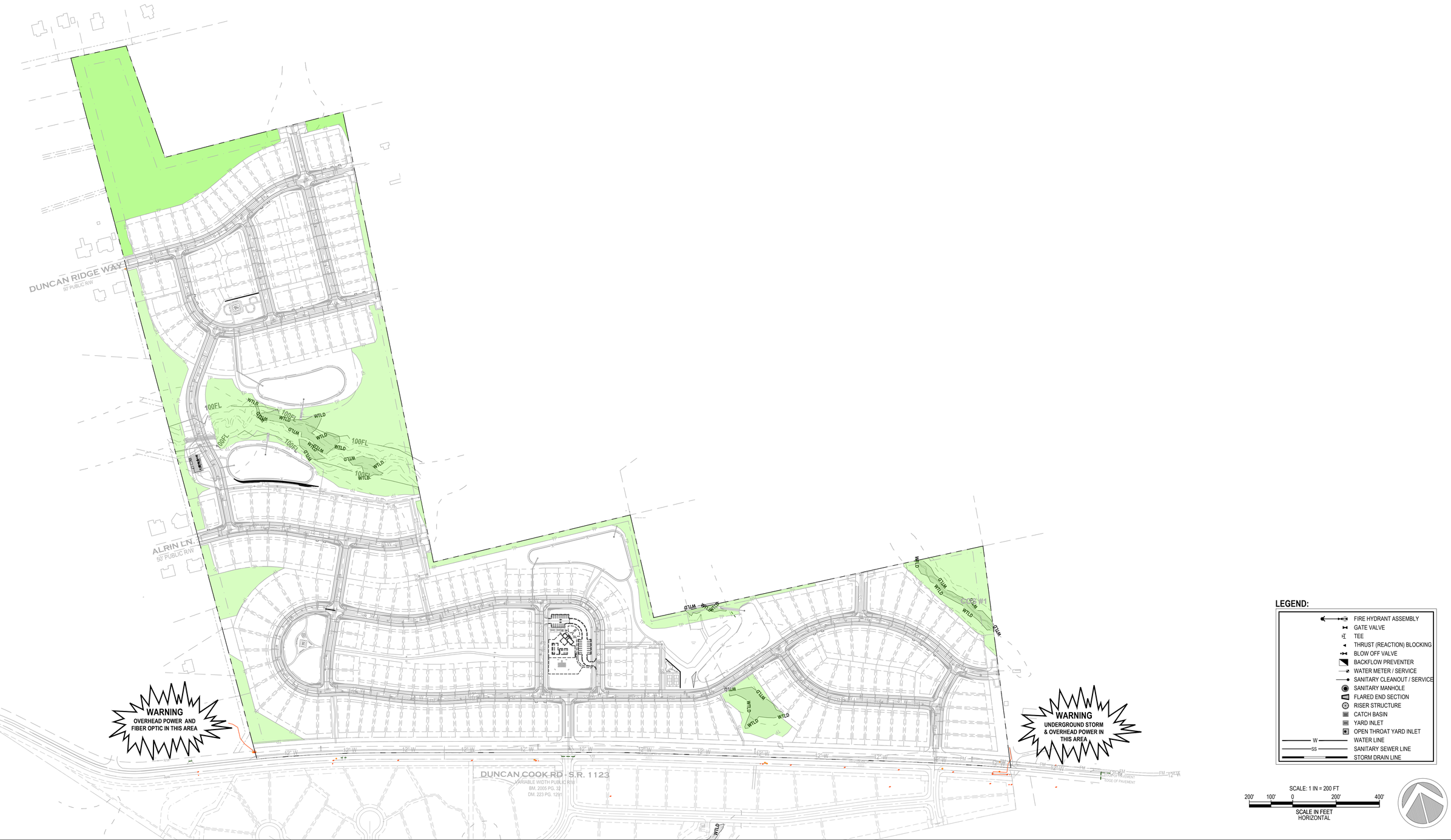
CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
DEMOLITION PLAN

C-2.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\SP PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-2.0 DEMOLITION PLAN.DWG
PLOTTED: 6/10/2025 9:24 AM



REVISIONS			
1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 200'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA
PRELIMINARY
FOR REVIEW ONLY
36823
ENGINEER
ANDREW S PETTY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 19 NORTH CAROLINA
NC LIC. NO: P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

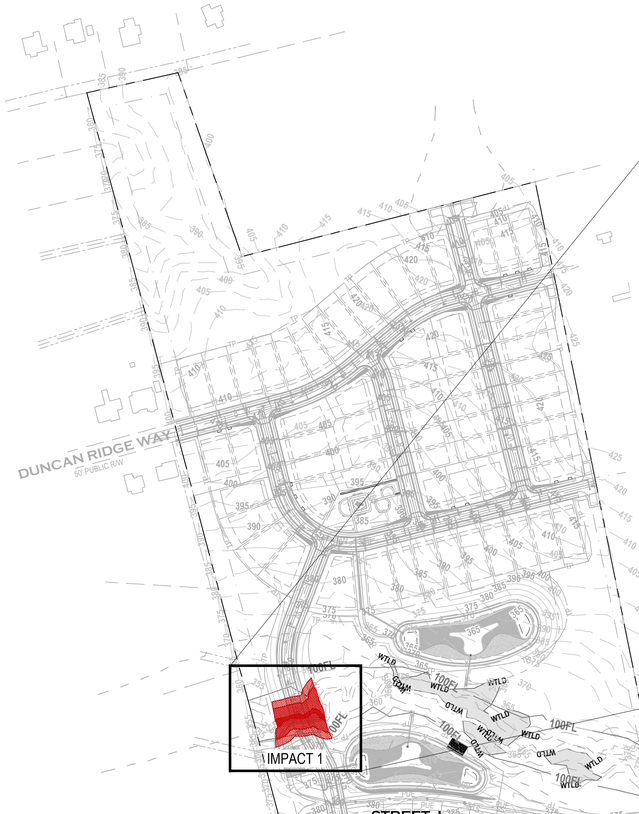
CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

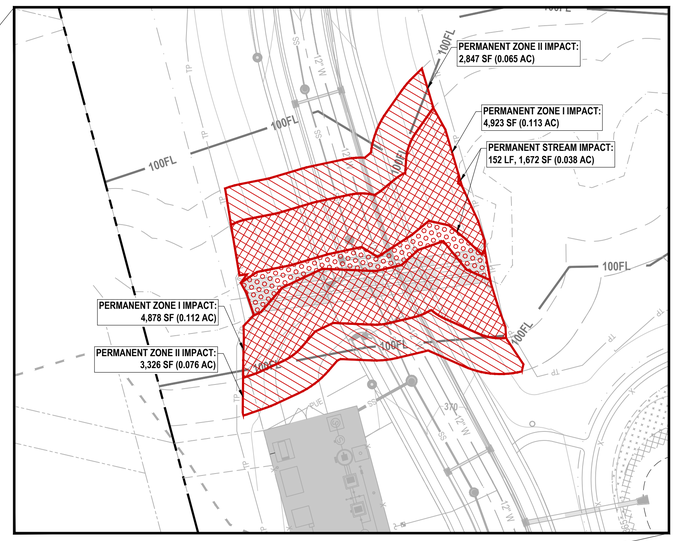
PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
PRIVATE UTILITY IMPACTS PLAN

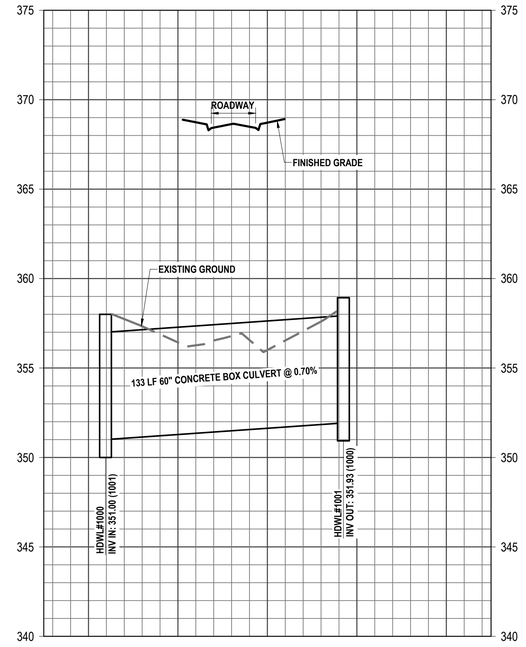
C-2.1

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-2.1 PRIVATE UTILITY IMPACTS PLAN.DWG
PLOTTED: 6/10/2025 9:25 AM





IMPACT 1
SCALE: 1" = 40'



1 / C-2.2 **STREET J CULVERT PROFILE VIEW**
SCALE: 1" = 40' H, 1" = 4' V

LEGEND

- PERMANENT STREAM IMPACT
- PERMANENT-NO PERMANENT STREAM IMPACT
- PERMANENT ZONE 1 IMPACT
- PERMANENT ZONE 2 IMPACT

SCALE: 1 IN = 200 FT
200' 100' 0 200' 400'
SCALE IN FEET
HORIZONTAL

REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 200'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA
PRELIMINARY FOR REVIEW ONLY
36823
ENGINEER
ANDREW S. PETTY

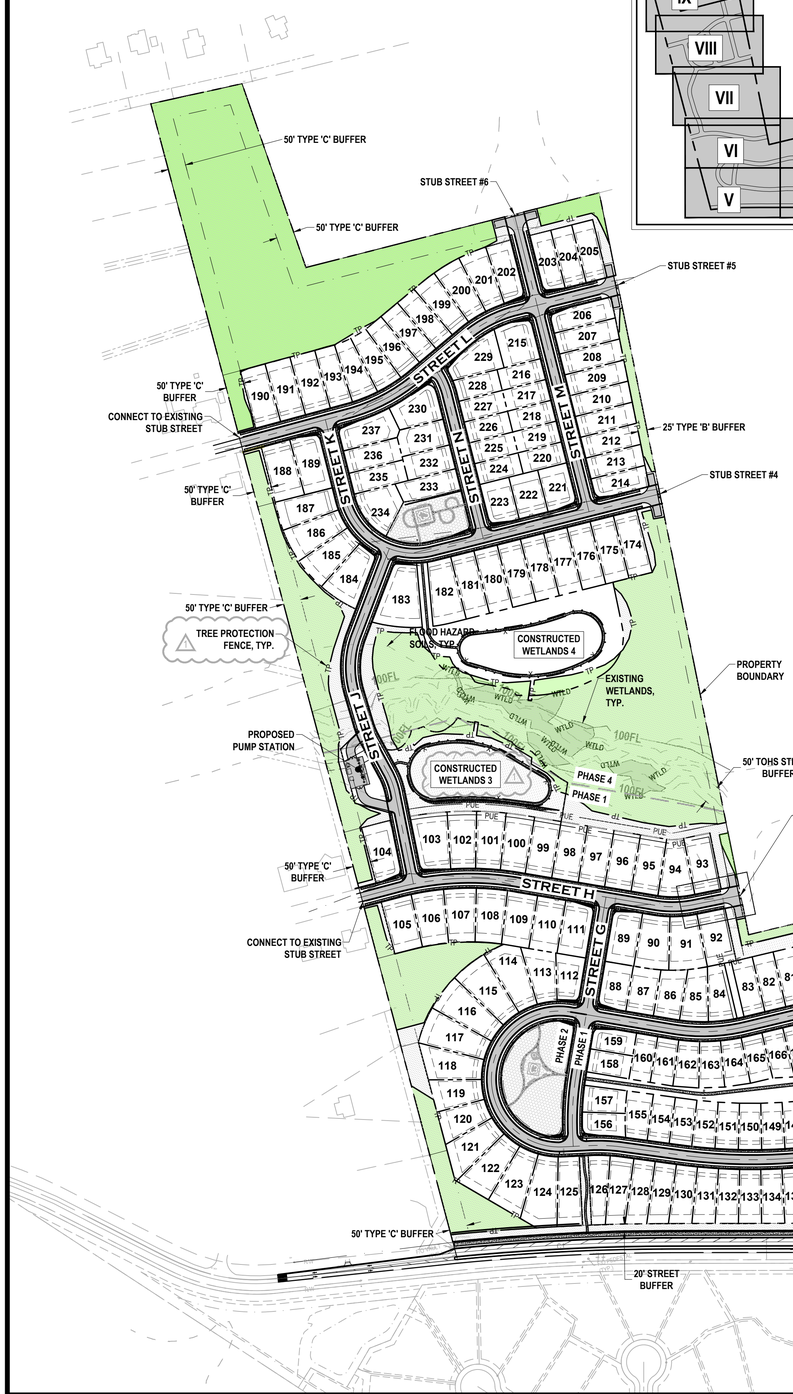
CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
NC LIC. NO: P-0799
T (919) 552-0849
F (919) 552-0043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

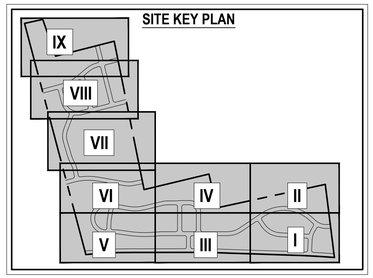
PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
ENVIRONMENTAL IMPACTS PLAN
C-2.2

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-2.2 ENVIRONMENTAL IMPACTS PLAN.DWG
PLOTTED: 6/10/2025 9:26 AM



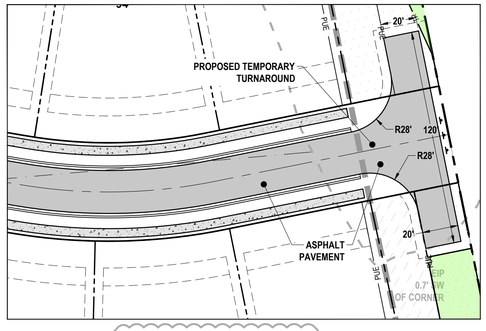
SITE KEY PLAN



SITE INFORMATION TABLE

GENERAL INFORMATION	
LOCATION:	5900 DUNCAN COOK ROAD HOLLY SPRINGS, NC 27540
COUNTY:	WAKE
PARENT PIN:	0646-39-8124
EXISTING PARCEL ACREAGE:	122.29 AC
ROAD WIDENING RIGHT OF WAY DEDICATION:	4.11 AC
PROPERTY ACREAGE AFTER DEDICATION:	118.18 AC
LAND CLASS:	VACANT
PROPOSED USE:	SINGLE FAMILY
FEMA MAP PANEL NUMBER:	3720064600J
MINIMUM BUILDING SETBACKS:	
FRONT:	15'
SIDE - INTERIOR:	5'
SIDE - CORNER:	15'
REAR:	25'
FRONT GARAGE:	25'
MAX. HEIGHT:	35'
RIGHT OF WAY & OTHER AREAS:	
RIGHT OF WAY AREA:	21.57 AC
NATURAL WETLANDS:	1.77 AC
STREAM BUFFER:	4.76 AC
FLOOD PLAIN:	0.00 AC
FLOOD WAY:	0.06 AC
UTILITY CALCULATIONS:	
WRMP PRIORITY LEVEL:	III
UTILITY ALLOCATION	60,690 GPD
ROADWAYS:	
LENGTH OF ROADWAYS	14,246 LF
EST. DISTURBED AREA:	9.22 AC

IMPERVIOUS AREAS:	
ROADWAYS:	401,682 SF (9.22 AC)
OPEN SPACE AREAS (1-4):	46,900 SF (1.08 AC)
PUMP STATION:	8,500 SF (0.20 AC)
MAIL KIOSK / AMENITY:	65,340 SF (1.50 AC)
LOTS (4,700 SF / LOT):	1,113,900 SF (25.57 AC)
SIDEWALK:	202,375 SF (4.65 AC)
TOTAL ON-SITE IMPERVIOUS AREA:	1,838,697 SF (42.21 AC)
TOTAL ON-SITE IMPERVIOUS %:	35.72%
LOT ACREAGE:	
TOTAL NUMBER PROPOSED LOTS:	237
MAXIMUM ALLOWABLE DENSITY:	1.97 DU/AC
PROPOSED OVERALL DENSITY:	1.97 DU/AC
MAXIMUM ALLOWABLE UNITS:	237 DU
MINIMUM ALLOWED LOT SIZE:	7,500 SF
MINIMUM PROPOSED LOT SIZE:	7,500 SF
AVERAGE PROPOSED LOT SIZE:	10,671 SF
MINIMUM ALLOWED LOT WIDTH:	60'
MINIMUM PROVIDED LOT WIDTH:	60'
12,000 SF+ LOTS:	79±
10,000 SF+ LOTS:	72±
7,500 SF+ LOTS:	86±
OPEN SPACE & OTHER AREAS:	
FLEX OPEN SPACE REQUIRED: (5% OF SITE AREA)	6.01 AC
FLEX OPEN SPACE PROVIDED:	11.95 AC
ACTIVE OPEN SPACE REQUIRED: (5% OF SITE AREA)	6.01 AC
ACTIVE OPEN SPACE PROVIDED:	6.19 AC
TREE PRESERVATION REQUIRED:	24.20 AC (PER APPROVED MASTERPLAN)



1 / C-3.0 **STUB STREET #3 ENLARGED VIEW**
SCALE: 1" = 40'

GENERAL NOTES:

THESE NOTES APPLY TO SHEETS C-3.0 - C-3.9.

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AND DETAILS.
2. BOUNDARY INFORMATION IS BASED ON SURVEY BY BASS NIXON, & KENNEDY, INC.
3. COMMON OPEN SPACE SHALL BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.
4. WETLANDS DELINEATED BY MITCHELL ENVIRONMENTAL AND HAVE BEEN USACE CONCURRED AND FIELD SURVEYED.
5. DELINEATED WETLAND AND RIPARIAN BUFFER AREAS SHALL NOT BE CLEARED, DRAINED, OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE US ARMY CORPS OF ENGINEERS AND NCDENR-DWR.
6. ALL STREETS SHALL BE PUBLIC.
7. CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION CAN BEGIN. ALL APPLICABLE FEES SHALL ALSO BE PAID PRIOR TO CONSTRUCTION DRAWING APPROVAL.
8. THE DEVELOPER IS SOLELY RESPONSIBLE FOR THE COST AND COORDINATION WITH DUKE ENERGY FOR THE RELOCATION OR REMOVAL OF ANY ONSITE OVERHEAD POWER POLES AND LINES.
9. TREE PROTECTION FENCING SHALL BE PROVIDED ALONG ALL VEGETATED RIPARIAN AND VEGETATED PERIMETER BUFFER AREAS.
10. ANY ACTIVITY IN THE TOWN OF HOLLY SPRINGS ZONE 1 OR ZONE 2 BUFFERS SHALL BE IN ACCORDANCE WITH SECTION 7.06 OF THE TOWN OF HOLLY SPRINGS UDO.
11. THIS PLAN IS SUBJECT TO REVISION DURING THE CONSTRUCTION DRAWING REVIEW PROCESS FOLLOWING HOLLY SPRINGS TOWN COUNCIL ACTION.
12. A DEVELOPER AGREEMENT HAS BEEN OBTAINED FOR THIS PROJECT TO ADDRESS OFFSITE ROADWAY IMPROVEMENTS.
13. THOROUGHFARE BUFFER YARD FROM HOLLY SPRINGS NEW HILL ROAD BASED ON BOUNDARY SURVEY AND PROPOSED RIGHT OF WAY DEDICATION.
14. ACCESS TO DUNCAN COOK ROAD SUBJECT TO NCDOT DRIVEWAY PERMIT APPROVAL. A TRAFFIC IMPACT ANALYSIS IS REQUIRED FOR THIS PROJECT AND HAS BEEN APPROVED WITH THE REZONING OF THIS PROPERTY.
15. PEDESTRIAN CROSSWALKS SHALL HAVE A VARIATION IN STREET PAVEMENT TEXTURE OR MARKINGS FOR DELINEATION PER TOHS UDO REQUIREMENTS.
16. ALL INTERSECTION RADII SHALL BE 30' UNLESS SHOWN OTHERWISE.
17. THE DEVELOPER MUST SUBMIT DRAFT COVENANTS ESTABLISHING A HOMEOWNERS ASSOCIATION TO COVER MAINTENANCE OF THE FOLLOWING APPLICABLE ITEMS: PRIVATE STREETS, ALLEYS, STREET LIGHTING, SPECIALTY STREET SIGNS, STREET TREES, PRIVATE GREENWAYS, PONDS, LAKES, PRIVATE SEWER COLLECTION, PRIVATE DRAINAGE EASEMENTS, REUSE LINES, AND STORMWATER DEVICES. HOA COVENANTS SHALL BE RECORDED WITH THE FIRST PLAT ASSOCIATED WITH THIS SUBDIVISION.
18. ALL PROPOSED RETAINING WALLS REQUIRE A BUILDING PERMIT. ANY WALL GREATER THAT 4" IN HEIGHT WILL REQUIRE ENGINEERING DESIGN APPROVAL AT CONSTRUCTION DRAWING REVIEW AS WELL AS A PERMIT.
19. STRUCTURAL DESIGN OF RETAINING WALLS SHALL BE PERFORMED BY OTHERS. CONTRACTOR WILL PROVIDE CURRY ENGINEERING SEALED DRAWINGS OF ALL RETAINING WALL DESIGN FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
20. RETAINING WALLS GREATER THAN 30 INCHES IN HEIGHT SHALL INCLUDE A SAFETY HANDRAIL OR FENCE AT THE TOP OF THE WALL.
21. SITE LAYOUTS MEET MINIMUM DRIVEWAY LENGTHS OF 20' FOR SINGLE AND 25' FOR DOUBLE.
22. ADJACENT ROADWAYS WILL BE REQUIRED TO BE LIGHTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY AND INTERNAL ROADWAYS MUST BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
23. FINAL PLAT MAY NOT BE RECORDED UNTIL PUNCHLIST INSPECTION IS COMPLETE.
24. A PRECONSTRUCTION MEETING WITH THE TOWN CONSTRUCTION INSPECTOR AND ENVIRONMENTAL ENGINEER (TELEPHONE 557-3938) WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
25. STREET TREES SHALL BE PLANTED IN THE LOCATIONS SHOWN ON THE LANDSCAPING PLANS. PRIOR TO CONSTRUCTION DRAWING APPROVAL, ONCE STREET LIGHTING IS FINALIZED, A FINAL STREET TREE LAYOUT SHALL BE SUBMITTED FOR APPROVAL.

LEGEND:

- STREET LIGHT
- SIGN
- WCR — WHEELCHAIR RAMP
- CBU — CLUSTER MAILBOX UNIT
- ROADWAY CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT
- BUFFER
- FENCE
- STANDARD CURB & GUTTER
- SPILL CURB & GUTTER
- TREE PRESERVATION AREAS
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- ASPHALT MILL/OVERLAY
- GRAVEL SURFACING
- CONCRETE PAVERS
- CRUSHED AGGREGATE
- CONSERVATION OPEN SPACE
- ACTIVE OPEN SPACE
- FLEX OPEN SPACE

SCALE: 1 IN = 200 FT
200' 100' 0 200' 400'
SCALE IN FEET HORIZONTAL

REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 200'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA — *PRELIMINARY FOR REVIEW ONLY* — 36823 — ENGINEER — ANDREW S. PETTY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 1 0 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT — A PARTNER IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
OVERALL SITE LAYOUT

C-3.0

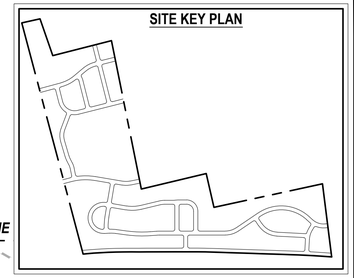
Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.0 OVERALL SITE LAYOUT.DWG
PLOTTED: 6/10/2025 9:28 AM

SIGHT DISTANCE TABLE				
STREET TYPE	RATED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE d1 (FT)	STOPPING SIGHT DISTANCE d2 (FT)
DUNCAN COOK RD	45	50	18	500

SIGHT DISTANCE TABLE				
STREET TYPE	RATED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE d1 (FT)	STOPPING SIGHT DISTANCE d2 (FT)
SUBDIVISION	25	30	15	300



SITE KEY PLAN



LEGEND:

- STREET LIGHT
- SIGN
- WHEELCHAIR RAMP
- CLUSTER MAILBOX UNIT
- ROADWAY CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT
- BUFFER
- FENCE
- STANDARD CURB & GUTTER
- SPILL CURB & GUTTER
- TREE PRESERVATION AREAS
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- ASPHALT MILL/OVERLAY
- GRAVEL SURFACING
- CONCRETE PAVERS
- CRUSHED AGGREGATE
- CONSERVATION OPEN SPACE
- ACTIVE OPEN SPACE
- FLEX OPEN SPACE

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET HORIZONTAL

REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/15/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER ANDREW S. PETTY 36823

PRELIMINARY FOR REVIEW ONLY

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING P.A. EST. 1.0 NORTH CAROLINA

NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-9124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL SITE LAYOUT I

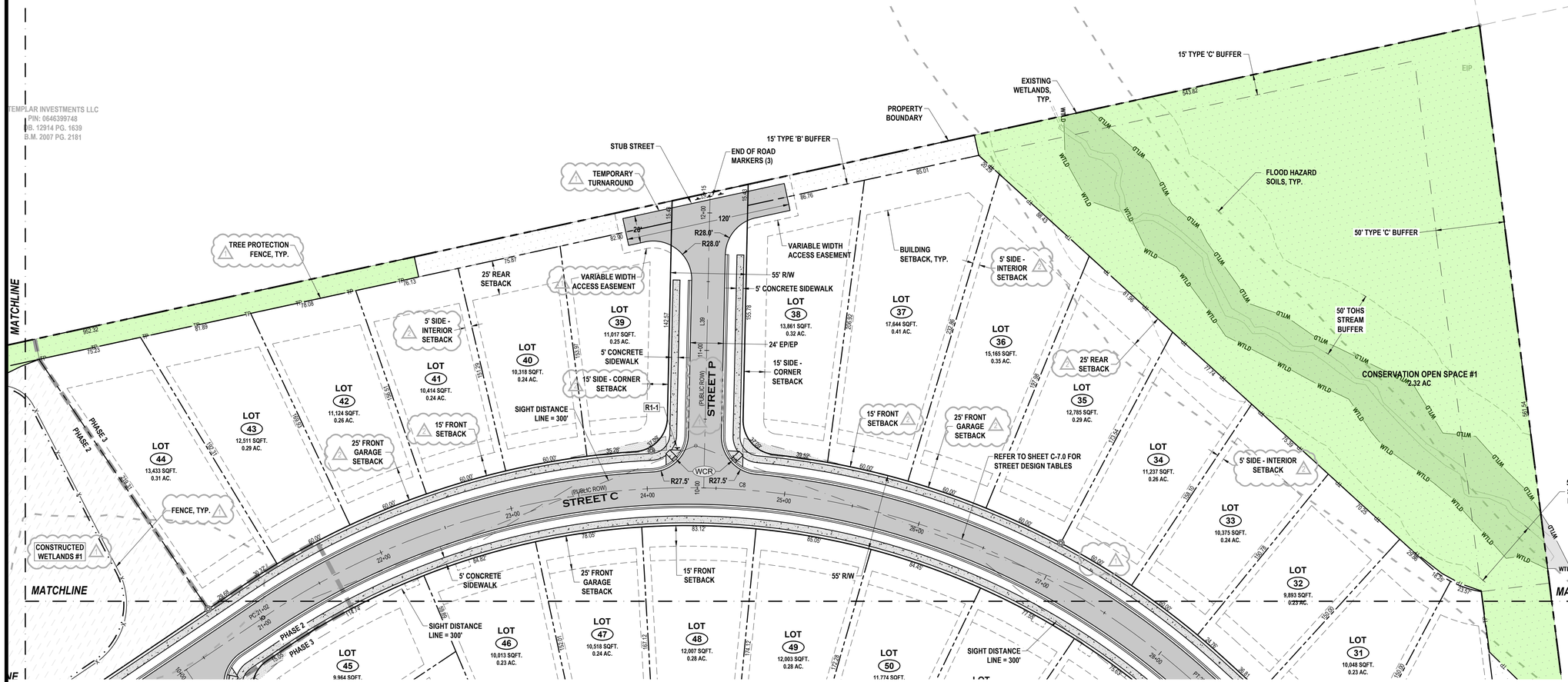
C-3.1

Z:\PROJECTS FOLDER-ZEB\LON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.1 PARTIAL SITE LAYOUT I.DWG
PLOTTED: 6/10/2025 9:27 AM

SIGHT DISTANCE TABLE				
STREET TYPE	RATED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE d1 (FT)	STOPPING SIGHT DISTANCE d2 (FT)
DUNCAN COOK RD	45	50	18	500

SIGHT DISTANCE TABLE				
STREET TYPE	RATED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE d1 (FT)	STOPPING SIGHT DISTANCE d2 (FT)
SUBDIVISION	25	30	15	300

SITE KEY PLAN



LEGEND:

- STREET LIGHT
- SIGN
- WCR — WHEELCHAIR RAMP
- CBU — CLUSTER MAILBOX UNIT
- ROADWAY CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT
- BUFFER
- FENCE
- STANDARD CURB & GUTTER
- SPILL CURB & GUTTER
- TP — TREE PRESERVATION AREAS
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- ASPHALT MILL/OVERLAY
- GRAVEL SURFACING
- CONCRETE PAVERS
- CRUSHED AGGREGATE
- CONSERVATION OPEN SPACE
- ACTIVE OPEN SPACE
- FLEX OPEN SPACE

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET HORIZONTAL

REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/15/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA — PRELIMINARY FOR REVIEW ONLY — 36823 — ENGINEER — ANDREW S. PETTY

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING P.A. S.T. 1.0 NORTH CAROLINA

NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT — A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-9124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

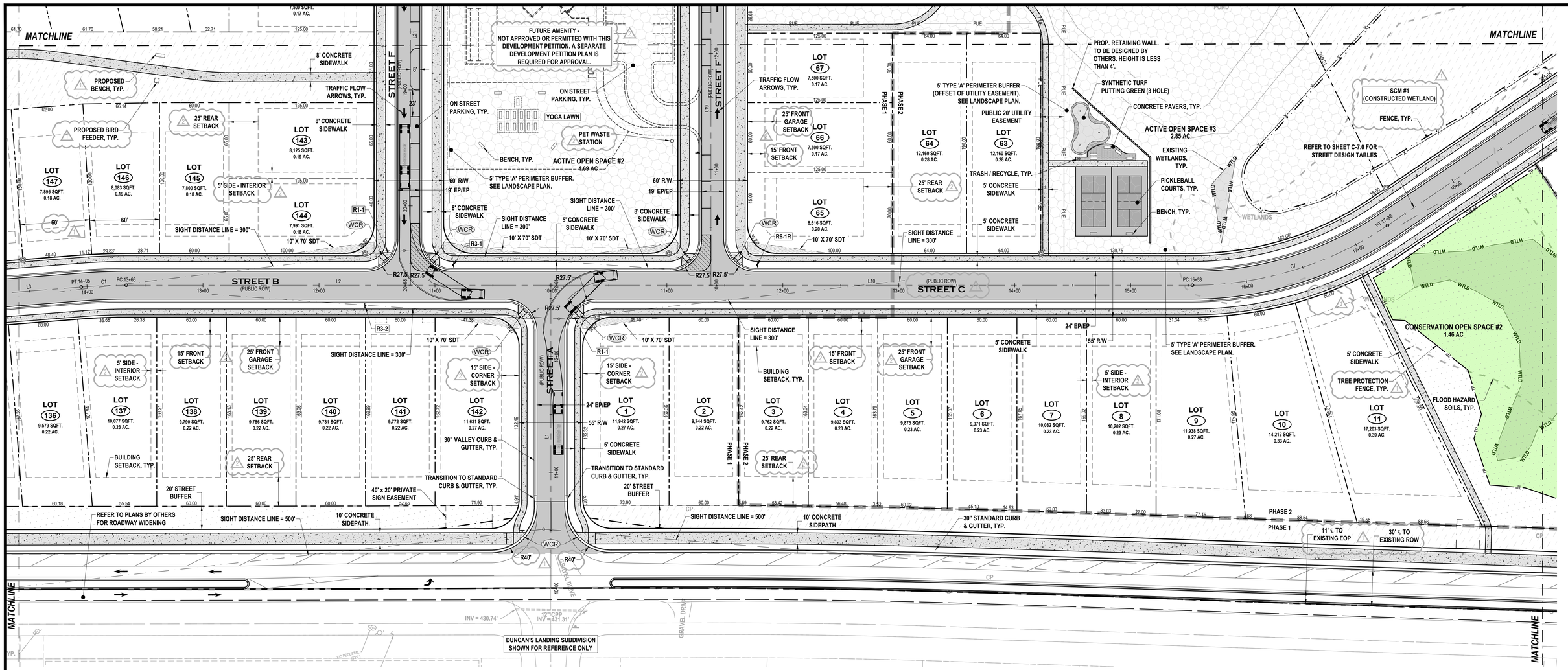
DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

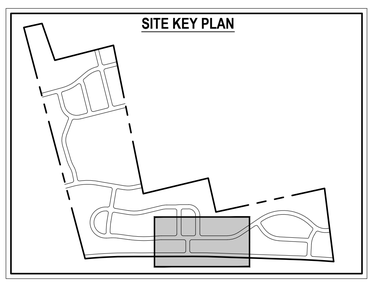
PARTIAL SITE LAYOUT II

C-3.2

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.2 PARTIAL SITE LAYOUT II.DWG
PLOTTED: 6/10/2025 9:28 AM



SITE KEY PLAN



SIGHT DISTANCE TABLE				
STREET TYPE	RATED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE d1 (FT)	STOPPING SIGHT DISTANCE d2 (FT)
DUNCAN COOK RD	45	50	18	500

SIGHT DISTANCE TABLE				
STREET TYPE	RATED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE d1 (FT)	STOPPING SIGHT DISTANCE d2 (FT)
SUBDIVISION	25	30	15	300

LEGEND:

- STREET LIGHT
- SIGN
- WHEELCHAIR RAMP
- CLUSTER MAILBOX UNIT
- ROADWAY CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT
- BUFFER
- FENCE
- STANDARD CURB & GUTTER
- SPILL CURB & GUTTER
- TREE PRESERVATION AREAS
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- ASPHALT MILL/OVERLAY
- GRAVEL SURFACING
- CONCRETE PAVERS
- CRUSHED AGGREGATE
- CONSERVATION OPEN SPACE
- ACTIVE OPEN SPACE
- FLEX OPEN SPACE

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET HORIZONTAL

REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA ENGINEER ANDREW S PETTY 36823
PRELIMINARY FOR REVIEW ONLY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A WHITMIRE COMPANY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

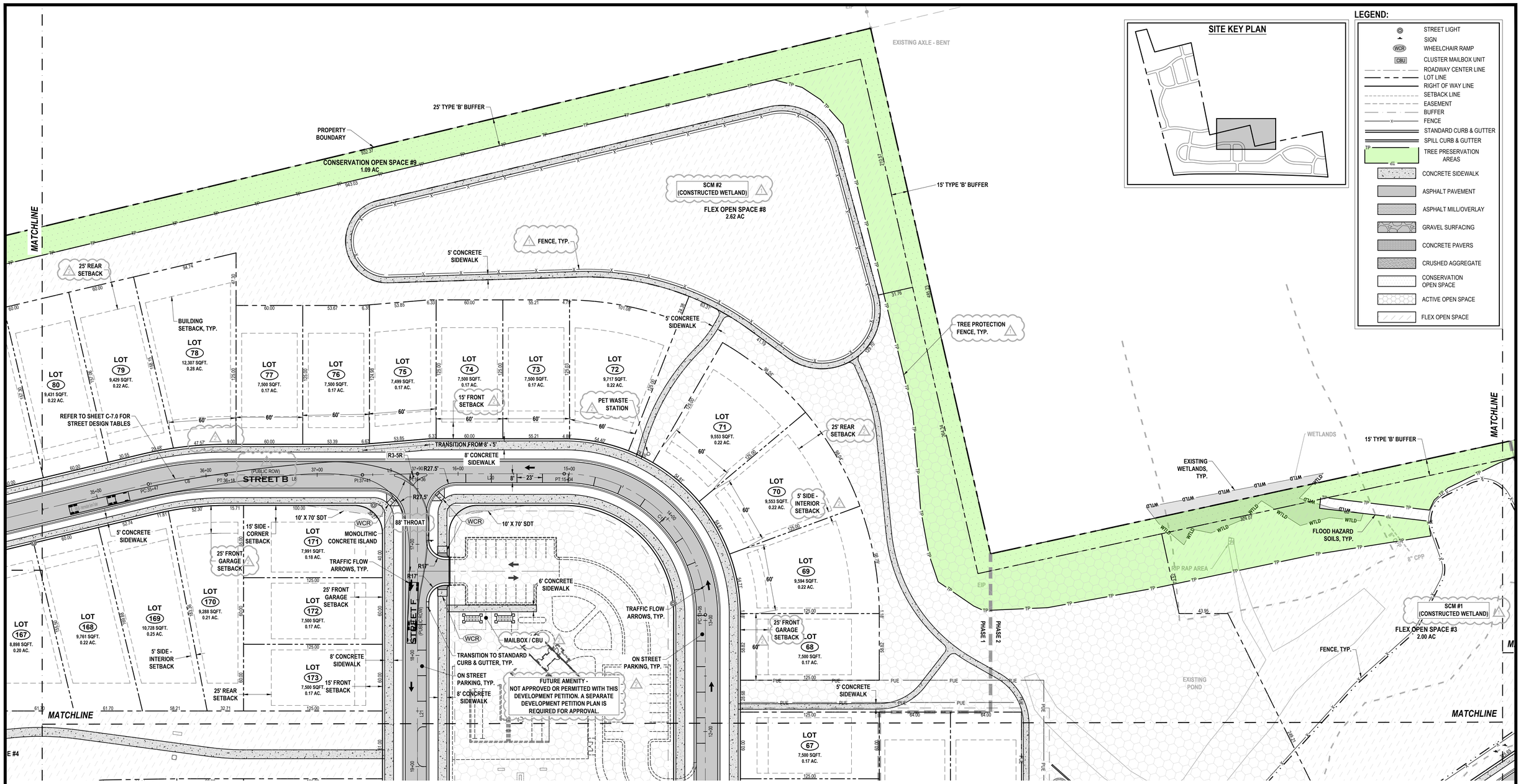
DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL SITE LAYOUT III

C-3.3

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.3 PARTIAL SITE LAYOUT III.DWG
PLOTTED: 6/10/2025 9:28 AM



SIGHT DISTANCE TABLE				
STREET TYPE	RATED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE d1 (FT)	STOPPING SIGHT DISTANCE d2 (FT)
DUNCAN COOK RD	45	50	18	500

SIGHT DISTANCE TABLE				
STREET TYPE	RATED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE d1 (FT)	STOPPING SIGHT DISTANCE d2 (FT)
SUBDIVISION	25	30	15	300

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET HORIZONTAL

REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA 36823 ENGINEER ANDREW S. PETTY
PRELIMINARY FOR REVIEW ONLY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 1.0 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-9124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

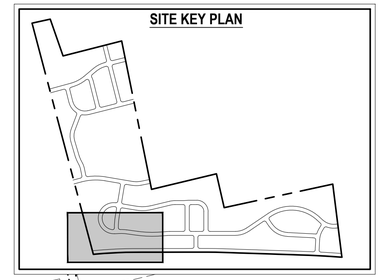
PARTIAL SITE LAYOUT IV

C-3.4

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.4 PARTIAL SITE LAYOUT IV.DWG
PLOTTED: 6/10/2025 9:29 AM

SIGHT DISTANCE TABLE				
STREET TYPE	RATED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE d1 (FT)	STOPPING SIGHT DISTANCE d2 (FT)
DUNCAN COOK RD	45	50	18	500

SIGHT DISTANCE TABLE				
STREET TYPE	RATED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE d1 (FT)	STOPPING SIGHT DISTANCE d2 (FT)
SUBDIVISION	25	30	15	300





REVISIONS		
1	3/14/2025	TCHS COMMENTS #1
2	4/17/2025	TCHS COMMENTS #2
3	5/15/2025	TCHS COMMENTS #3
4	6/10/2025	TCHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA
PRELIMINARY FOR REVIEW ONLY
36823
ENGINEER
ANDREW S. PETTY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING S.T. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

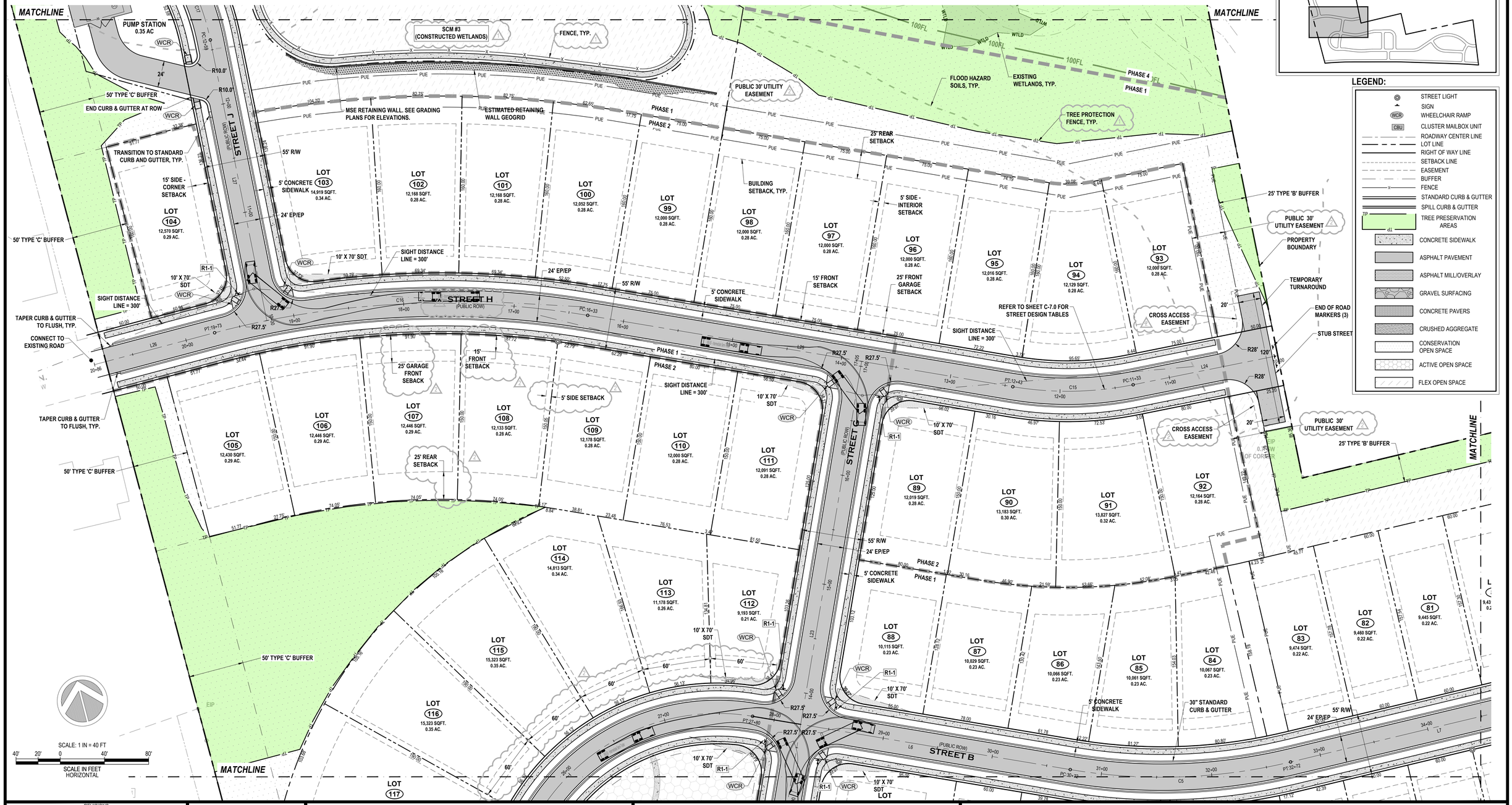
DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
PARTIAL SITE LAYOUT V

C-3.5

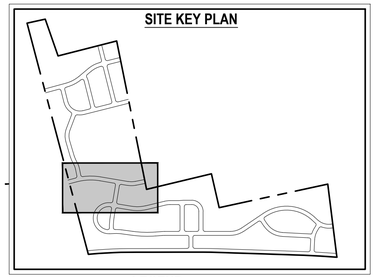
Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.5 PARTIAL SITE LAYOUT V.DWG
PLOTTED: 6/10/2025 9:30 AM

SIGHT DISTANCE TABLE				
STREET TYPE	RATED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE d1 (FT)	STOPPING SIGHT DISTANCE d2 (FT)
DUNCAN COOK RD	45	50	18	500

SIGHT DISTANCE TABLE				
STREET TYPE	RATED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE d1 (FT)	STOPPING SIGHT DISTANCE d2 (FT)
SUBDIVISION	25	30	15	300



SITE KEY PLAN



LEGEND:

- STREET LIGHT
- SIGN
- WCR — WHEELCHAIR RAMP
- CBU — CLUSTER MAILBOX UNIT
- ROADWAY CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT
- BUFFER
- FENCE
- STANDARD CURB & GUTTER
- SPILL CURB & GUTTER
- TP — TREE PRESERVATION AREAS
- d1 — CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- ASPHALT MILL/OVERLAY
- GRAVEL SURFACING
- CONCRETE PAVERS
- CRUSHED AGGREGATE
- CONSERVATION OPEN SPACE
- ACTIVE OPEN SPACE
- FLEX OPEN SPACE

REVISIONS			
1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
PRELIMINARY FOR REVIEW ONLY
36823 — ENGINEER — ANDREW S. PETTY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEER EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
t (919) 552-0849
f (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT — A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL SITE LAYOUT VI

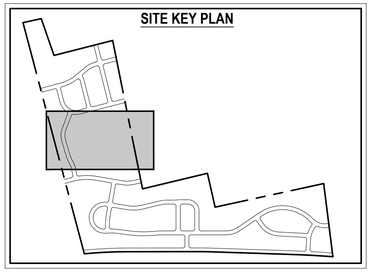
C-3.6

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.6 PARTIAL SITE LAYOUT VI.DWG
PLOTTED: 6/10/2025 9:30 AM

SIGHT DISTANCE TABLE				
STREET TYPE	RATED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE d1 (FT)	STOPPING SIGHT DISTANCE d2 (FT)
DUNCAN COOK RD	45	50	18	500

SIGHT DISTANCE TABLE				
STREET TYPE	RATED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE d1 (FT)	STOPPING SIGHT DISTANCE d2 (FT)
SUBDIVISION	25	30	15	300

SITE KEY PLAN



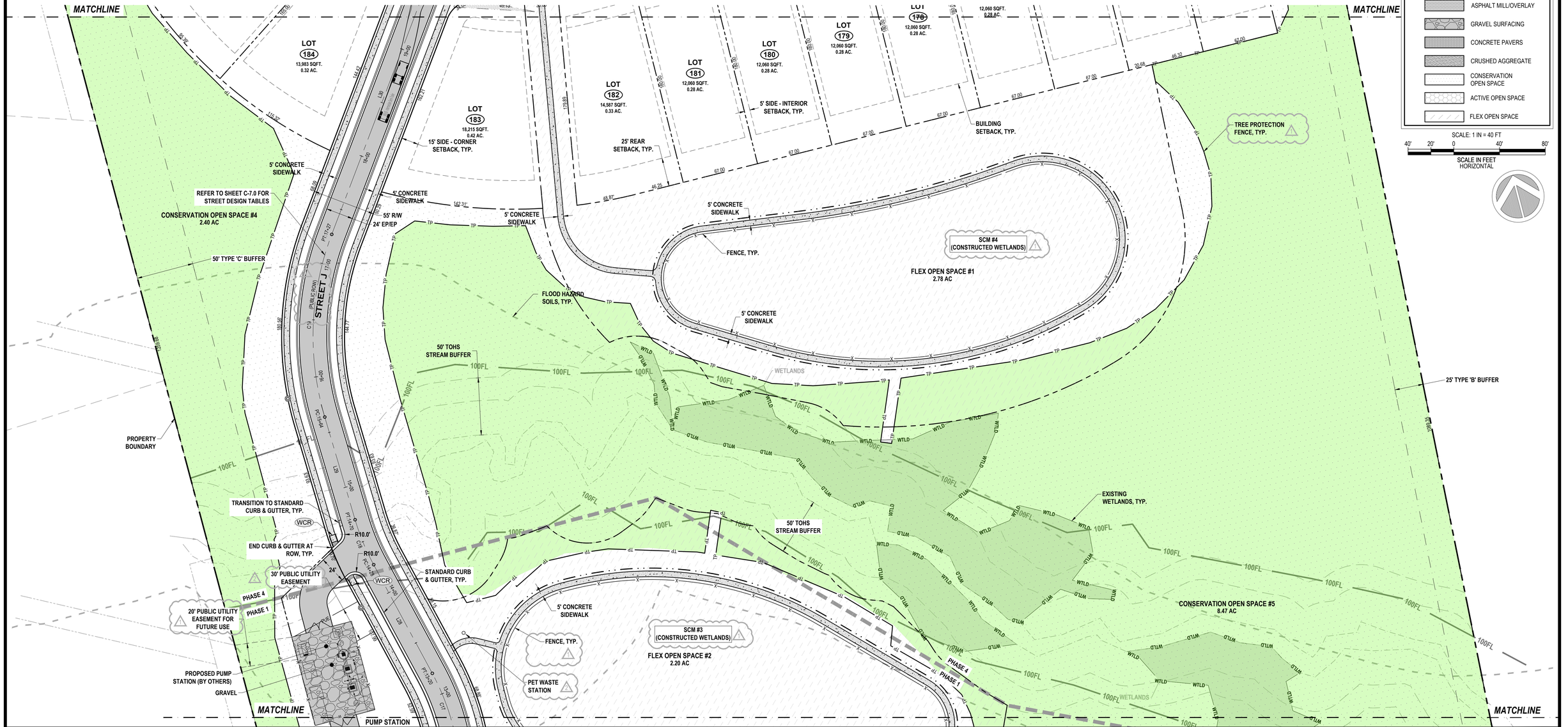
LEGEND:

- STREET LIGHT
- SIGN
- WCR — WHEELCHAIR RAMP
- CBU — CLUSTER MAILBOX UNIT
- ROADWAY CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT
- BUFFER
- FENCE
- STANDARD CURB & GUTTER
- SPILL CURB & GUTTER
- TREE PRESERVATION AREAS
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- ASPHALT MILL/OVERLAY
- GRAVEL SURFACING
- CONCRETE PAVERS
- CRUSHED AGGREGATE
- CONSERVATION OPEN SPACE
- ACTIVE OPEN SPACE
- FLEX OPEN SPACE

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET HORIZONTAL



REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA — *PRELIMINARY FOR REVIEW ONLY* — 36823 — ENGINEER — ANDREW S. PETTY

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST: 10 NORTH CAROLINA

NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT — A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

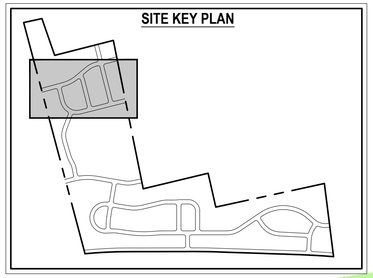
HAZEL RIDGE SUBDIVISION

PARTIAL SITE LAYOUT VII

C-3.7

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.7 PARTIAL SITE LAYOUT VII.DWG
PLOTTED: 6/10/2025 9:31 AM

SITE KEY PLAN



SIGHT DISTANCE TABLE				
STREET TYPE	RATED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE d1 (FT)	STOPPING SIGHT DISTANCE d2 (FT)
DUNCAN COOK RD	45	50	18	500

SIGHT DISTANCE TABLE				
STREET TYPE	RATED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE d1 (FT)	STOPPING SIGHT DISTANCE d2 (FT)
SUBDIVISION	25	30	15	300

LEGEND:

- STREET LIGHT
- SIGN
- WCR — WHEELCHAIR RAMP
- CBU — CLUSTER MAILBOX UNIT
- ROADWAY CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT
- BUFFER
- FENCE
- STANDARD CURB & GUTTER
- SPILL CURB & GUTTER
- TREE PRESERVATION AREAS
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- ASPHALT MILL/OVERLAY
- GRAVEL SURFACING
- CONCRETE PAVERS
- CRUSHED AGGREGATE
- CONSERVATION OPEN SPACE
- ACTIVE OPEN SPACE
- FLEX OPEN SPACE

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET HORIZONTAL

MATCHLINE

STREET L (PUBLIC ROW)

STREET M (PUBLIC ROW)

STREET K (PUBLIC ROW)

GE-WAY

LOT 190 12,026 SQFT. 0.28 AC.
LOT 191 12,031 SQFT. 0.28 AC.
LOT 192 12,036 SQFT. 0.28 AC.
LOT 193 10,147 SQFT. 0.23 AC.
LOT 194 10,466 SQFT. 0.24 AC.
LOT 195 10,469 SQFT. 0.24 AC.
LOT 196 10,248 SQFT. 0.24 AC.
LOT 197 10,047 SQFT. 0.23 AC.
LOT 198 10,033 SQFT. 0.23 AC.
LOT 206 10,498 SQFT. 0.24 AC.
LOT 207 10,461 SQFT. 0.24 AC.
LOT 208 10,289 SQFT. 0.24 AC.
LOT 209 10,118 SQFT. 0.23 AC.
LOT 210 9,946 SQFT. 0.23 AC.
LOT 211 9,775 SQFT. 0.22 AC.
LOT 212 9,603 SQFT. 0.22 AC.
LOT 213 9,432 SQFT. 0.22 AC.
LOT 214 9,126 SQFT. 0.21 AC.
LOT 215 12,225 SQFT. 0.28 AC.
LOT 216 7,500 SQFT. 0.17 AC.
LOT 217 7,500 SQFT. 0.17 AC.
LOT 218 7,500 SQFT. 0.17 AC.
LOT 219 7,500 SQFT. 0.17 AC.
LOT 220 7,500 SQFT. 0.17 AC.
LOT 221 9,920 SQFT. 0.23 AC.
LOT 222 10,018 SQFT. 0.23 AC.
LOT 223 9,920 SQFT. 0.23 AC.
LOT 224 7,500 SQFT. 0.17 AC.
LOT 225 7,500 SQFT. 0.17 AC.
LOT 226 7,500 SQFT. 0.17 AC.
LOT 227 7,500 SQFT. 0.17 AC.
LOT 228 7,532 SQFT. 0.17 AC.
LOT 229 12,437 SQFT. 0.29 AC.
LOT 230 11,719 SQFT. 0.27 AC.
LOT 231 10,023 SQFT. 0.23 AC.
LOT 232 9,408 SQFT. 0.22 AC.
LOT 233 10,047 SQFT. 0.23 AC.
LOT 234 12,001 SQFT. 0.28 AC.
LOT 235 9,322 SQFT. 0.21 AC.
LOT 236 10,008 SQFT. 0.23 AC.
LOT 237 11,910 SQFT. 0.27 AC.
LOT 185 12,431 SQFT. 0.29 AC.
LOT 186 12,639 SQFT. 0.29 AC.
LOT 187 12,001 SQFT. 0.28 AC.
LOT 188 13,323 SQFT. 0.31 AC.
LOT 189 12,959 SQFT. 0.30 AC.
LOT 170 12,060 SQFT. 0.28 AC.
LOT 171 12,060 SQFT. 0.28 AC.
LOT 174 12,060 SQFT. 0.28 AC.
LOT 175 12,060 SQFT. 0.28 AC.
LOT 176 12,060 SQFT. 0.28 AC.
LOT 177 12,060 SQFT. 0.28 AC.

CONSERVATION OPEN SPACE #8 0.31 AC

ACTIVE OPEN SPACE #4 0.55 AC

PROPERTY BOUNDARY

50' TYPE 'C' BUFFER

25' TYPE 'B' BUFFER

TAPER CURB & GUTTER TO FLUSH, TYP.

CONNECT TO EXISTING ROAD

TREE PROTECTION FENCE, TYP.

24' EP/EP

55' R/W

5' CONCRETE SIDEWALK

15' FRONT SETBACK

25' FRONT GARAGE SETBACK

25' REAR SETBACK

15' SIDE - CORNER SETBACK

5' SIDE - INTERIOR SETBACK

BUILDING SETBACK, TYP.

SIGHT DISTANCE LINE = 300'

10' X 70' SDT

WCR

R1-1

R27.5'

REFER TO SHEET C-7.0 FOR STREET DESIGN TABLES

TRASH/RECYCLING, TYP.

BENCH, TYP.

CONCRETE PAVERS, TYP.

PLAYGROUND

4' CRUSHED AGGREGATE PATH, TYP.

PET WASTE STATION

VARIABLE WIDTH ACCESS EASEMENT

STUB STREET

END OF ROAD MARKERS (3)

TEMPORARY TURNAROUND

20' DRAINAGE EASEMENT BK. 2007 PG. 1112

62'

61'

REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/15/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA — 36823 — ENGINEER — ANDREW S. PETTY

PRELIMINARY FOR REVIEW ONLY

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING P.A. S.T. 10 NORTH CAROLINA

NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT — A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL SITE LAYOUT VIII

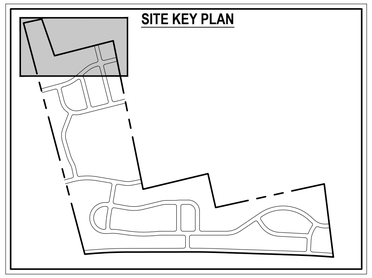
C-3.8

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.8 PARTIAL SITE LAYOUT VIII.DWG
PLOTTED: 6/10/2025 9:32 AM

SIGHT DISTANCE TABLE				
STREET TYPE	RATED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE d1 (FT)	STOPPING SIGHT DISTANCE d2 (FT)
DUNCAN COOK RD	45	50	18	500

SIGHT DISTANCE TABLE				
STREET TYPE	RATED SPEED (MPH)	DESIGN SPEED (MPH)	DRIVER EYE DISTANCE d1 (FT)	STOPPING SIGHT DISTANCE d2 (FT)
SUBDIVISION	25	30	15	300

SITE KEY PLAN



LEGEND:

- STREET LIGHT
- SIGN
- WCR — WHEELCHAIR RAMP
- CBU — CLUSTER MAILBOX UNIT
- ROADWAY CENTER LINE
- LOT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EASEMENT
- BUFFER
- FENCE
- STANDARD CURB & GUTTER
- SPILL CURB & GUTTER
- TREE PRESERVATION AREAS
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- ASPHALT MILL/OVERLAY
- GRAVEL SURFACING
- CONCRETE PAVERS
- CRUSHED AGGREGATE
- CONSERVATION OPEN SPACE
- ACTIVE OPEN SPACE
- FLEX OPEN SPACE

SCALE: 1 IN = 40 FT
40' 20' 0 40' 80'
SCALE IN FEET HORIZONTAL

REVISIONS			
1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA — 36823 — ENGINEER — ANDREW S. PETTY

PRELIMINARY FOR REVIEW ONLY

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 10 NORTH CAROLINA

NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT — A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL SITE LAYOUT IX

C-3.9

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.9 PARTIAL SITE LAYOUT IX.DWG
PLOTTED: 6/10/2025 9:33 AM

GENERAL NOTES:

PER TASSEL RIDGE DEVELOPMENT & DESIGN MANUAL ARCHITECTURAL STANDARDS: *NO TWO LOTS WITH A SHARED PROPERTY LINE SHALL HAVE THE SAME FACADE TREATMENT. LOTS IDENTIFIERS RELATED TO FACADE MIXING SHALL BE IMPLEMENTED AT MAJOR SUBDIVISION.*

FACADE IDENTIFIERS, A & B, PROVIDED ON THIS SHEET HAVE DIFFERENT FACADE TREATMENTS AND WILL NOT MATCH. FACADE TREATMENT CONFIRMATION IS TO BE REVIEWED AND CONFIRMED AT BUILDING PERMIT SUBMITTAL.

LEGEND:

- FACADE 'A' TREATMENT
- FACADE 'B' TREATMENT



REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS

FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 200'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER 36823 ANDREW S. PETTY

PRELIMINARY FOR REVIEW ONLY

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERS EST. 10 NORTH CAROLINA

NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

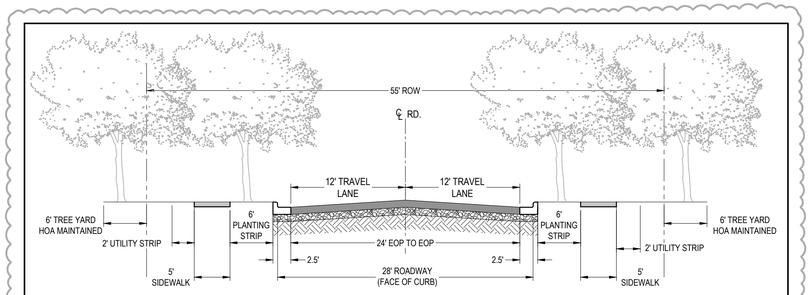
HAZEL RIDGE SUBDIVISION

SITE FACADE PLAN

C-3.10

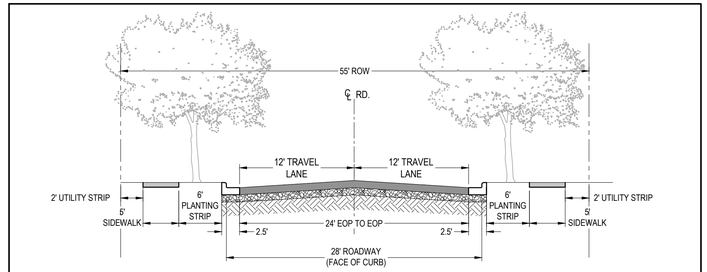
Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.10 SITE FACADE PLAN.DWG
PLOTTED: 6/10/2025 9:33 AM





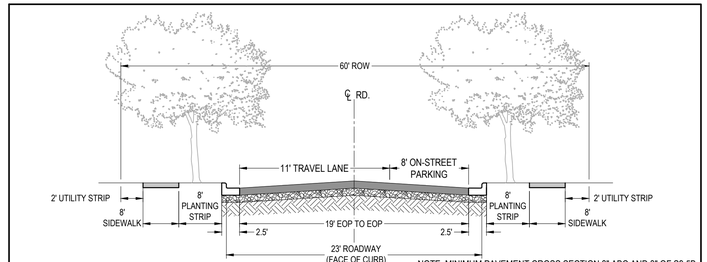
NOTE: MINIMUM PAVEMENT CROSS SECTION 8" ABC AND 3" OF S9.5B

01 LC-2A: 2 LANE COLLECTOR STREET



NOTE: MINIMUM PAVEMENT CROSS SECTION 8" ABC AND 3" OF S9.5B

02 LC-2A: STANDARD RESIDENTIAL STREET



NOTE: MINIMUM PAVEMENT CROSS SECTION 8" ABC AND 3" OF S9.5B

03 UC-1A: 1 WAY STREET w/ ON-STREET PARKING

LEGEND

- LC-2A: 2 LANE COLLECTOR STREET
- LC-2A: STANDARD RESIDENTIAL STREET
- UC-1A: 1-WAY STREET w/ ON-STREET PARKING

SCALE: 1 IN = 200 FT

200' 100' 0 200' 400'

SCALE IN FEET HORIZONTAL

REVISIONS			
1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 200'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA
PRELIMINARY FOR REVIEW ONLY
36823
ENGINEER
ANDREW S PETTY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

STREET SECTIONS

C-3.11

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEV\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.11 STREET SECTIONS.DWG
PLOTTED: 6/10/2025 9:33 AM

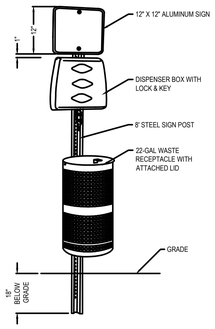


Pet Waste ELIMINATOR
Commercial Pet Waste Disposal System

PET WASTE ELIMINATOR
6701 CONCORD PARK DR
HOUSTON, TX 77040-9802
PHONE: (800)790-8896
www.petwasteeliminator.com

☑ SELECT DESIRED COLOR:
- ☐ BLACK
- ☐ GREEN

☑ SELECT DESIRED FINES ON SIGN:
- ☐ NO FINE
- ☐ $75.00 TO $500.00 FINE



SPECIFICATIONS
COMBO KIT INCLUDES:
1. 1500 PET WASTE BAGS
2. ALL-WEATHER DISPENSER BOX
3. 22 GALLON METAL TRASH CAN WITH LID
4. ALUMINUM SIGN: 12" W X 12" H
5. SIGN POST 8'H, HARDWARE INCLUDED

MANUFACTURERS NOTES
1. **EXCLUSIVE OFFER: TO TAKE 20% OFF YOUR ORDER USE CODE - CAD023**

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER: C-3.12 PET WASTE STATION & RADAR SIGNAGE LOCATIONS

C-3.12 PET WASTE STATION & RADAR — REVISION DATE 10/06/2025
PROTECTED BY COPYRIGHT ©2025 CADDETAILS.COM LTD. CADdetails.com

1 C-3.12 **PET WASTE STATION DETAIL**
SCALE: NTS

WWW.ROADWAYSIGNS.COM
We Specialize in Quality
WWW.ROADWAYSIGNS.COM
ROADWAY SIGNS

SOLAR POWER
FLASHING LED RADAR SPEED SIGN
ROADWAY SIGNS

DISPLAY DIMENSIONS
- **MIN 4" Digital Display**
  - Static "Your Speed" Text
  - Ultra Low Power Consumption
- **MID 6" Digital Display**
  - Static "Your Speed" Text
  - Ultra Low Power Consumption
- **FULL 15" Digital Display**
  - Static "Your Speed" Text
  - Ultra Low Power Consumption

SOLAR BATTERY
- **Ultra Low Power Consumption**
- **Solar Compatibility**
- **Cloud Ready**
- **Battery Backup**
- **Universal Mounting**
- **Trailer Compatibility**
- **Dolly and Hitch Compatibility**
- **Assurance Warranty**

LED VARIATIONS
- **Variable LED Mode**
  - **Stealth**
    - Collect Baseline Traffic Data
  - **Speed Alert Strobe**
    - Program Strobe at Speed Threshold

SIGN PLATE
- **MIN 30" x 30"**
  - Conventional
  - Single Lane Road
- **MID 36" x 36"**
  - Conventional
  - Multi-Lane Rd and Expressway

Installation
Solar Power LED Technology
- MUTCD section 2A.07 and 2A.08 compliant
- High visibility, low power consumption
- Solar powered with battery backup, no AC power required
- Installs easily onto any new or existing sign post
- Options: Continuous 24/7 Flashing, Programmable Timer, or Wireless Push-button
- Fast, easy installation, low maintenance

Contact Us
sales@roadwaysigns.com



2 C-3.12 **RADAR SIGNAL DETAIL**
SCALE: NTS



3 C-3.12 **WATCH FOR PEDESTRIAL SIGN DETAIL**
SCALE: NTS

SCALE: 1 IN = 100 FT
100' 50' 0 100' 200'
SCALE IN FEET
HORIZONTAL

REVISIONS			
1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 200'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA
PRELIMINARY FOR REVIEW ONLY
36823
ENGINEER
ANDREW S. PETTY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 1.0 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
PET WASTE STATION AND RADAR SIGNAGE SHEET
C-3.12

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEV\DEVELOPMENT PETITION PLANS\SHEET FILES\C-3.12 PET WASTE STATION & RADAR SIGNAGE LOCATIONS.DWG
PLOTTED: 6/10/2025 9:34 AM



GENERAL NOTES:

THESE NOTES APPLY TO SHEETS C-4.0 - C-4.9.

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AND DETAILS.
2. BOUNDARY, TOPOGRAPHIC & UTILITY INFORMATION IS BASED ON SURVEY BY BASS, NIXON & KENNEDY.
3. WETLANDS DELINEATED BY S&EC AND HAVE BEEN USACE CONCURRED AND FIELD SURVEYED.
4. DELINEATED WETLAND AND RIPARIAN BUFFER AREAS SHALL NOT BE CLEARED, DRAINAGE, OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE US ARMY CORPS OF ENGINEERS AND NCDENR-DWQ.
5. ANY ACTIVITY IN CFRB ZONE 1 OR ZONE 2 BUFFERS SHALL BE IN ACCORDANCE WITH SECTION 7.06 OF THE TOWN OF HOLLY SPRINGS UDO.
6. TREE PROTECTION FENCING SHALL BE PROVIDED ALONG ALL VEGETATED RIPARIAN AND VEGETATED PERIMETER BUFFER AREAS.
7. 20' SEWER EASEMENTS SHALL BE CENTERED ON ALL SANITARY SEWER PIPE LOCATED OUTSIDE OF STREET RIGHT OF WAYS.
8. UTILITY PIPE SIZES & LOCATIONS ARE PRELIMINARY AND SHALL BE FINALIZED DURING CONSTRUCTION DRAWING REVIEW & APPROVAL.
9. NO FLOOD PLAIN EXISTS ON SITE ACCORDING TO FEMA MAP NUMBER 3720064600J WITH EFFECTIVE DATE OF OCTOBER 3, 2006.
10. ALL LOTS SHALL HAVE 3/4" WATER SERVICES & 4" SEWER SERVICES WITH CLEANOUTS. ALL WATER SERVICE TAPS SHALL BE 3/4" BRASS CORPORATION STOPS TO COMPLY WITH TOWN OF HOLLY SPRINGS STANDARDS.
11. ALL PROPOSED SANITARY SEWER MAINS SHALL BE 8" PVC OR DIP. REFER TO PLAN AND PROFILE DRAWINGS FOR MATERIALS. MINIMUM BURIAL DEPTH IS 54" FROM MEASURED FROM TOP OF SUBGRADE.
12. ALL PROPOSED WATER MAINS SHALL BE 6" AND 8" DIP. MATERIAL AND SIZE TO BE VERIFIED DURING THE CD PROCESS. MINIMUM BURIAL DEPTH IS 36" MEASURED FROM TOP OF SUBGRADE.
13. ALL PROPOSED RECLAIMED WATER MAINS SHALL BE 6" C900 PVC. PIPING SHALL BE COLOR CODED PURPLE, PANTONE 522. MATERIAL AND SIZE TO BE VERIFIED DURING THE CD PROCESS.MINIMUM BURIAL DEPTH IS 48" MEASURED FROM FINISHED GRADE.
14. THIS PLAN IS SUBJECT TO REVISION DURING THE CONSTRUCTION DRAWING REVIEW PROCESS FOLLOWING HOLLY SPRINGS TOWN COUNCIL ACTION.
15. ALL PROPOSED POWER LINES SHALL BE INSTALLED UNDERGROUND. THIS COORDINATION HAS BEEN INITIATED WITH DUKE ENERGY.
16. ALL NATURAL GAS LINES SHALL BE INSTALLED UNDERGROUND. COORDINATION WITH PSNC HAS BEEN INITIATED.
17. FIRE FLOW TEST CONDUCTED BY DREW KING & ASSOCIATES.

LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- W — WATER LINE
- SS — SANITARY SEWER LINE
- STORM DRAIN LINE

SCALE: 1 IN = 200 FT

200' 100' 0 200' 400'

SCALE IN FEET HORIZONTAL

REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/15/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 200'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA
PRELIMINARY FOR REVIEW ONLY
36823
ENGINEER
ANDREW S. PETTY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING CORPORATION S.S.T. 1.0 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-9124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

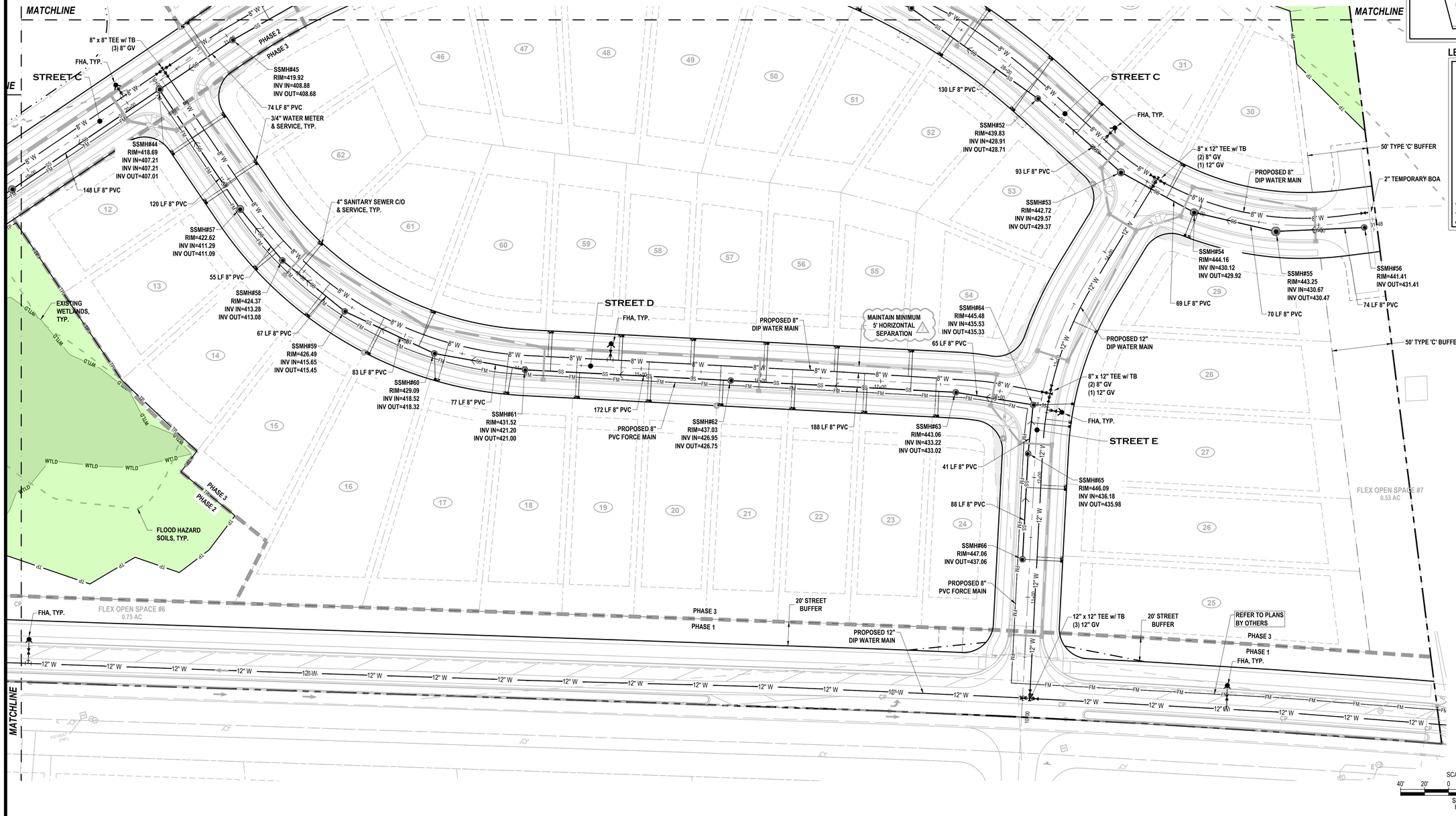
DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

OVERALL UTILITY PLAN

C-4.0

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.0 OVERALL UTILITY PLAN.DWG
PLOTTED: 6/10/2025 9:34 AM



SITE KEY PLAN

LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE

REVISIONS		
1	3/14/2025	TCHS COMMENTS #1
2	4/17/2025	TCHS COMMENTS #2
3	5/16/2025	TCHS COMMENTS #3
4	6/10/2025	TCHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA
PRELIMINARY
FOR REVIEW ONLY
56823
ENGINEER
ANDREW S. PETTY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 1979 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
BUILDING A BETTER TOMORROW, TOGETHER
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

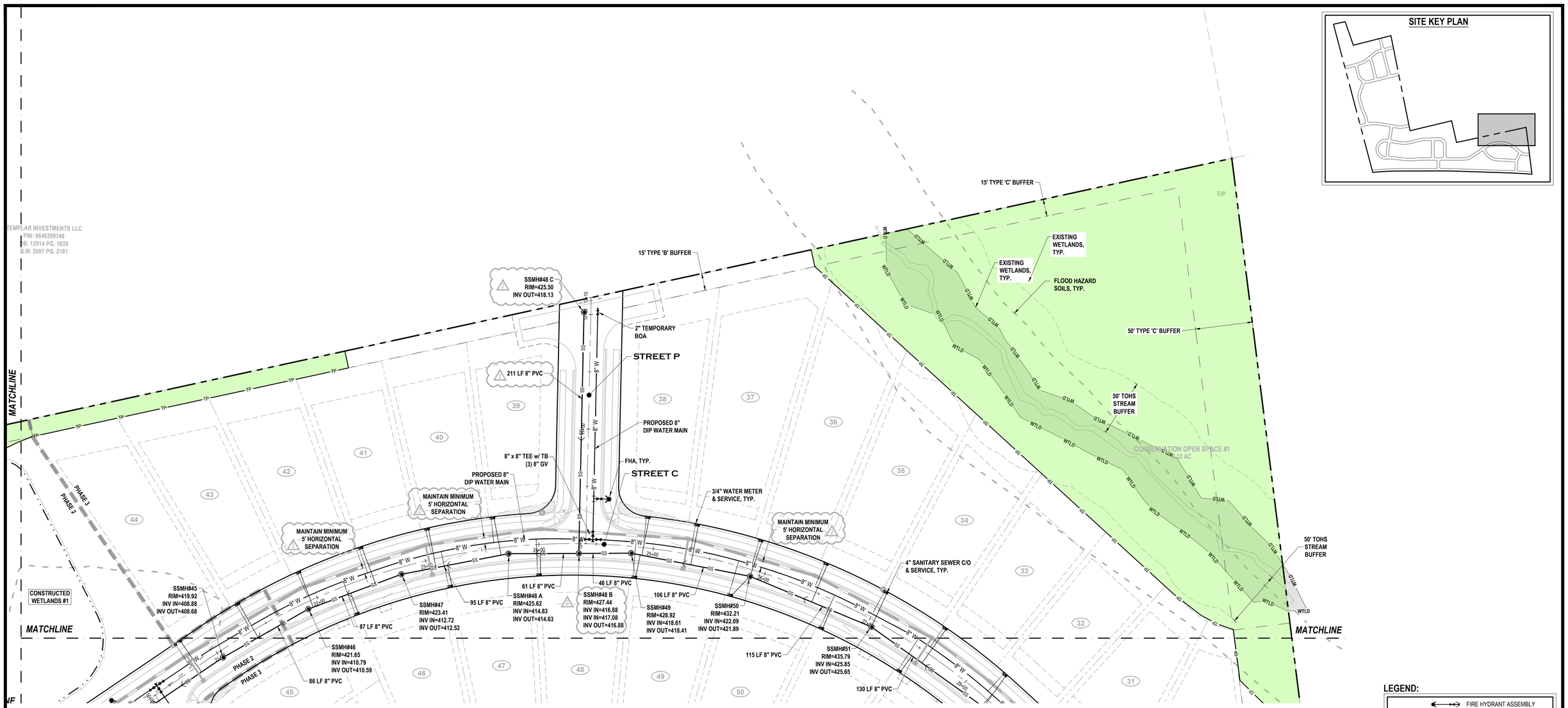
DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL UTILITY PLAN I

C-4.1

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.1 PARTIAL UTILITY PLAN I.DWG
PLOTTED: 6/10/2025 9:35 AM



REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER 36823 ANDREW S. PETTY
PRELIMINARY FOR REVIEW ONLY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERS EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
PARTIAL UTILITY PLAN II

C-4.2

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.2 PARTIAL UTILITY PLAN II.DWG
PLOTTED: 6/10/2025 9:35 AM

MATCHLINE

236 LF 8" PVC

SSMH#85
RIM=419.21
INV IN=403.76
INV OUT=403.56

3/4" WATER METER & SERVICE, TYP.

PROPOSED 8" DIP WATER MAIN

195 LF 8" PVC

4" SANITARY SEWER C/O & SERVICE, TYP.

SSMH#34
RIM=416.12
INV IN=406.34
INV OUT=406.14

STREET B

8" x 8" TEE w/ TB (3) 8" GV

FHA, TYP.

12" x 12" TEE w/ TB (3) 12" GV

SSMH#33
RIM=415.99
INV IN=406.77
INV OUT=406.57

46 LF 8" PVC

83 LF 8" PVC

239 LF 8" PVC

SSMH#35
RIM=424.60
INV IN=404.94
INV OUT=404.74

SSMH#36
RIM=426.45
INV OUT=416.17

12" x 8" REDUCER

243 LF 8" PVC

STREET A

PROPOSED 12" DIP WATER MAIN

20' STREET BUFFER

FHA, TYP.

FUTURE AMENITY - NOT ASSOCIATED WITH THIS REVIEW

ACTIVE OPEN SPACE #2
1.49 AC

SSMH#80
RIM=413.48
INV IN=397.64
INV IN=397.64
INV OUT=397.44

STREET F

139 LF 8" PVC

PROPOSED 8" DIP WATER MAIN

SSMH#81
RIM=418.90
INV OUT=408.90

8" x 8" TEE w/ TB (3) 8" GV

FHA, TYP.

SSMH#37
RIM=421.12
INV IN=411.32
INV OUT=411.12

STREET C

PHASE 1

PHASE 2

300 LF 8" PVC

SSMH#82
RIM=411.88
INV IN=399.34
INV OUT=399.14

PUBLIC 20' UTILITY EASEMENT

242 LF 8" PVC

PROPOSED 8" DIP WATER MAIN

226 LF 8" PVC

PROPOSED FORCE MAIN

SSMH#38
RIM=415.90
INV IN=400.75
INV IN=400.75
INV OUT=400.55

125 LF 8" PVC

SSMH#39
RIM=413.02
INV IN=401.58
INV OUT=401.38

58 LF 8" PVC

SSMH#40
RIM=411.93
INV IN=402.07
INV OUT=401.87

58 LF 8" PVC

SSMH#41
RIM=411.72
INV IN=402.56
INV OUT=402.36

55 LF 8" PVC

CONSTRUCTED WETLANDS #1

ACTIVE OPEN SPACE #3
2.85 AC

EXISTING WETLANDS, TYP.

WTLD

SSMH#43
RIM=415.48
INV IN=404.04
INV OUT=403.84

155 LF 8" PVC

SSMH#42
RIM=412.38
INV IN=403.06
INV OUT=402.86

ACTIVE OPEN SPACE #2
1.46 AC

FLOOD HAZARD SOILS, TYP.

PHASE 2

PHASE 1

PROPOSED 12" DIP WATER MAIN

12" x 12" TEE w/ TB (3) 12" GV

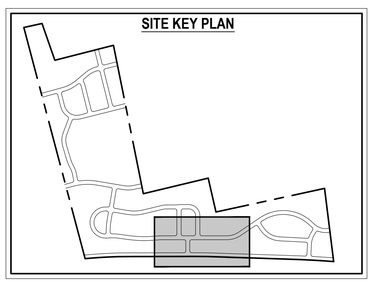
12" CRP
INV = 431.31'

INV = 430.74'

GRAVEL DRIVE

MATCHLINE

SITE KEY PLAN



LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- W — WATER LINE
- SS — SANITARY SEWER LINE
- STORM DRAIN LINE

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET HORIZONTAL

REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/15/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA
PRELIMINARY FOR REVIEW ONLY
56823
ENGINEER
ANDREW S. PETTY

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING P.A. S.E.T. 1.0 NORTH CAROLINA

NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-9124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

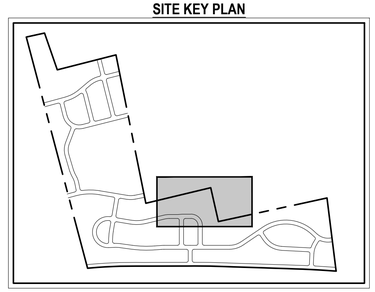
HAZEL RIDGE SUBDIVISION

PARTIAL UTILITY PLAN III

C-4.3

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.3 PARTIAL UTILITY PLAN III.DWG
PLOTTED: 6/10/2025 9:36 AM

SITE KEY PLAN



LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- W — WATER LINE
- SS — SANITARY SEWER LINE
- STORM DRAIN LINE

MATCHLINE

EXISTING AXLE - BENT

25' TYPE 'B' BUFFER

15' TYPE 'B' BUFFER

CONSERVATION OPEN SPACE #9
1.09 AC

CONSTRUCTED WETLANDS #2

FLEX OPEN SPACE #8
2.62 AC

3/4" WATER METER & SERVICE, TYP.

4" SANITARY SEWER C/O & SERVICE, TYP.

PROPOSED 8" DIP WATER MAIN

8" x 8" TEE w/ TB (3) 8" GV

SSMH#75
RIM=408.22
INV IN=395.34
INV OUT=395.14

MAINTAIN MINIMUM 5' HORIZONTAL SEPARATION

SSMH#76
RIM=407.62
INV IN=395.77
INV OUT=395.57

MAINTAIN MINIMUM 5' HORIZONTAL SEPARATION

SSMH#77
RIM=407.77
INV IN=396.19
INV OUT=395.99

MAINTAIN MINIMUM 5' HORIZONTAL SEPARATION

SSMH#78
RIM=408.80
INV IN=396.63
INV OUT=396.43

MAINTAIN MINIMUM 5' HORIZONTAL SEPARATION

SSMH#79
RIM=410.49
INV IN=397.06
INV OUT=396.86

SSMH#72
RIM=408.79
INV IN=392.87
INV OUT=392.67

SSMH#73
RIM=410.76
INV IN=393.42
INV OUT=393.22

SSMH#74
RIM=412.38
INV IN=394.45
INV IN=394.45
INV OUT=394.25

SSMH#80
RIM=413.48
INV IN=397.64
INV IN=397.64
INV OUT=397.44

SSMH#82
RIM=411.88
INV IN=399.34
INV OUT=399.14

166 LF 12" PVC

69 LF 12" PVC

286 LF 12" PVC

236 LF 8" PVC

138 LF 8" PVC

45 LF 8" PVC

44 LF 8" PVC

49 LF 8" PVC

45 LF 8" PVC

76 LF 8" PVC

300 LF 8" PVC

FHA, TYP.

FHA, TYP.

STREET F

STREET F

FUTURE AMENITY - NOT ASSOCIATED WITH THIS REVIEW

PHASE 1

PHASE 2

EXISTING WETLANDS, TYP.

FLOOD HAZARD SOILS, TYP.

RIP RAP AREA

EIP

8" CPP

CONSTRUCTED WETLANDS #1

FLEX OPEN SPACE #3
2.00 AC

EXISTING POND

PUBLIC 20' UTILITY EASEMENT

MATCHLINE

MATCHLINE

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET
HORIZONTAL

REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA — ENGINEER — ANDREW S. PETTY — 36823

PRELIMINARY FOR REVIEW ONLY

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 10 NORTH CAROLINA

NC LIC. NO: P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT — A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL UTILITY PLAN IV

C-4.4

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.4 PARTIAL UTILITY PLAN IV.DWG
PLOTTED: 6/10/2025 9:37 AM



REVISIONS		
1	3/14/2025	TCHS COMMENTS #1
2	4/17/2025	TCHS COMMENTS #2
3	5/15/2025	TCHS COMMENTS #3
4	6/10/2025	TCHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA
PRELIMINARY
FOR REVIEW ONLY
36823
ENGINEER
ANDREW S. PETTY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING CORPORATION
S.T. 10
NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

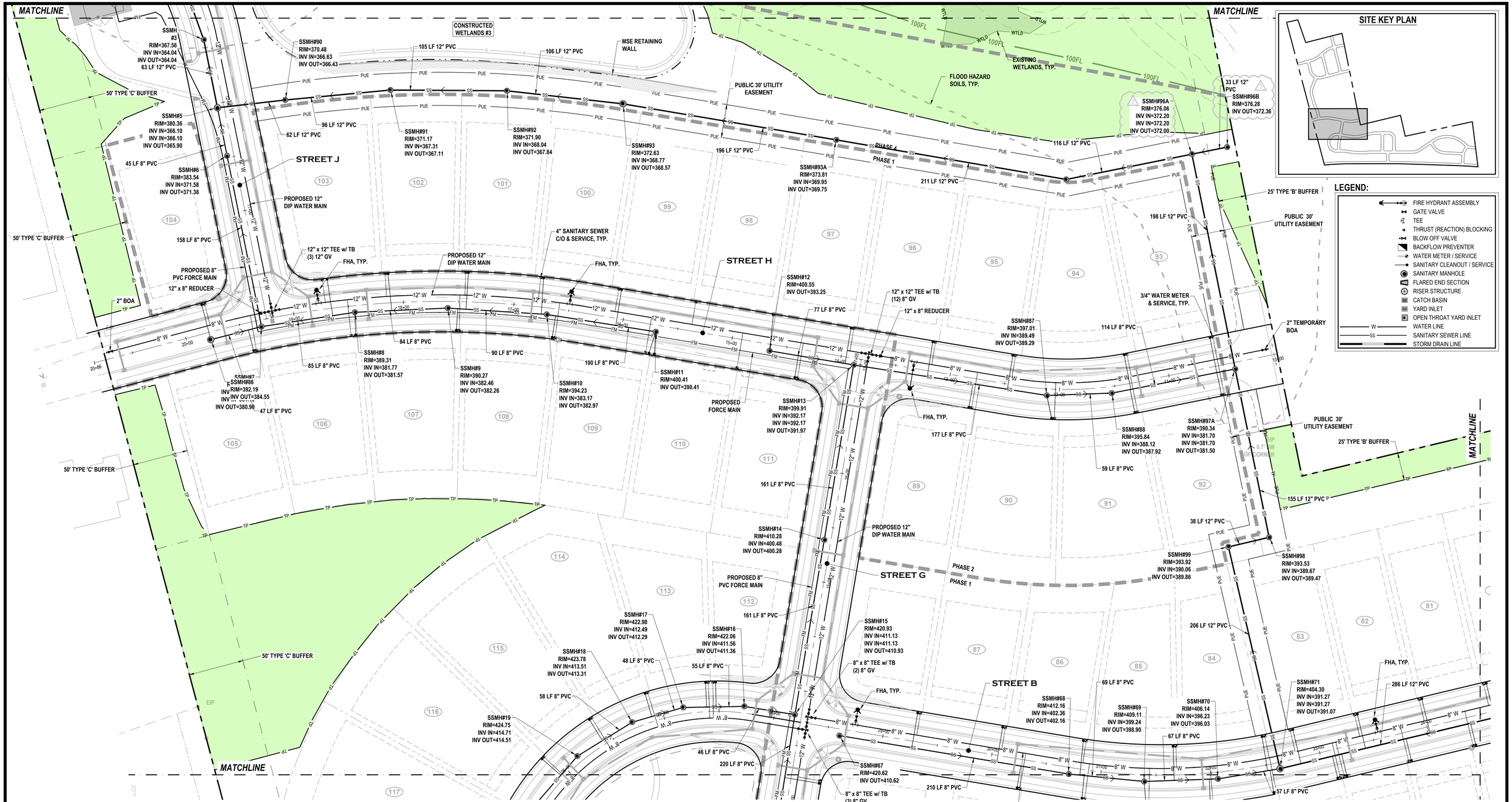
CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
PARTIAL UTILITY PLAN V

C-4.5

Z:\PROJECTS FOLDER-ZERLON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.5 PARTIAL UTILITY PLAN V.DWG
PLOTTED: 6/10/2025 9:37 AM



REVISIONS			
1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA ENGINEER ANDREW S PETTY 36823
PRELIMINARY FOR REVIEW ONLY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

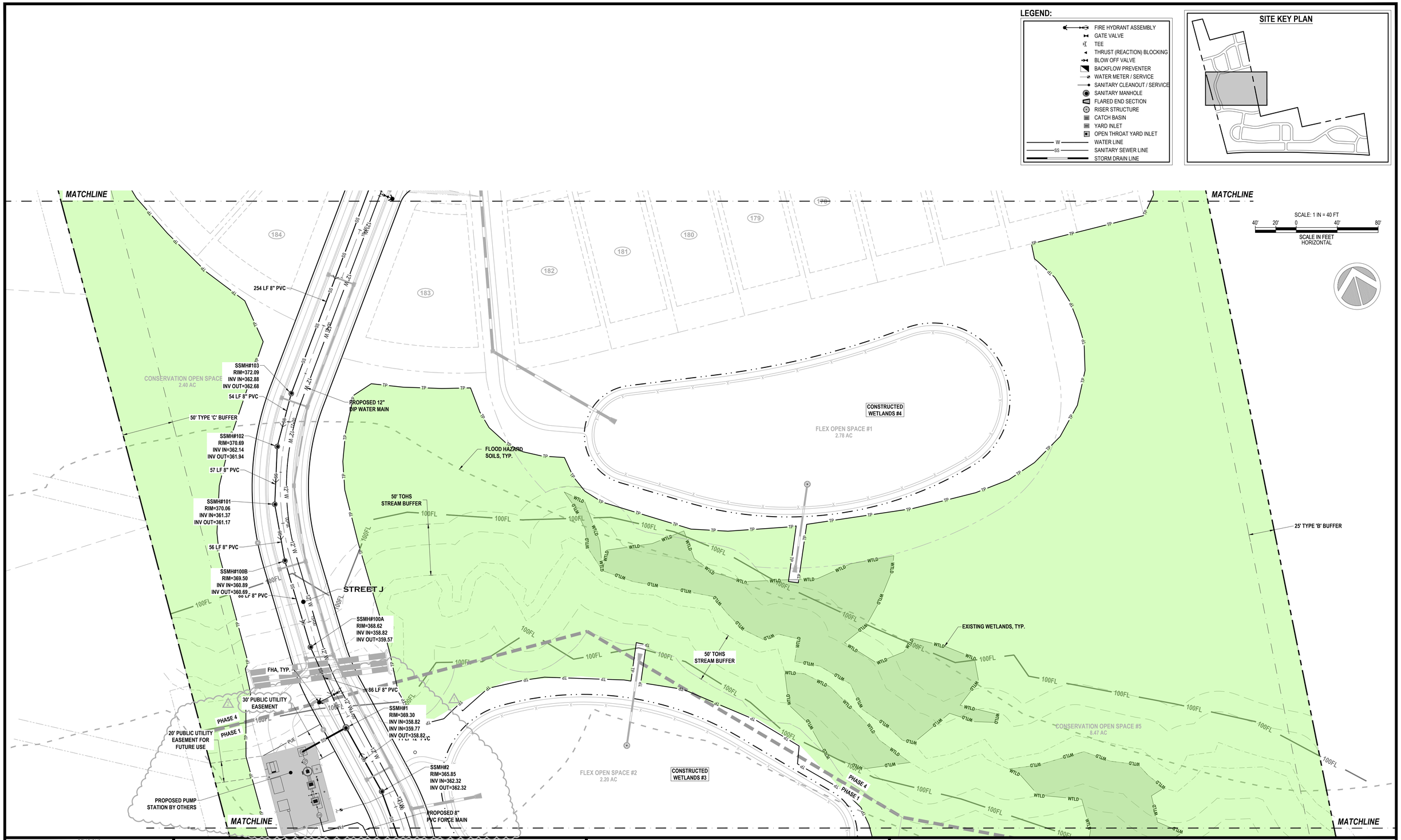
CLIENT
GANDER DEVELOPMENT — A PARTNER IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
PARTIAL UTILITY PLAN VI

C-4.6

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.6 PARTIAL UTILITY PLAN VI.DWG
PLOTTED: 6/10/2025 9:38 AM



REVISIONS			
1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA 36823 ENGINEER ANDREW S. PETTY
PRELIMINARY FOR REVIEW ONLY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERS EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING
PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

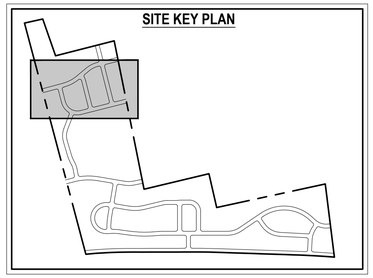
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
PARTIAL UTILITY PLAN VII

C-4.7

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.7 PARTIAL UTILITY PLAN VII.DWG
PLOTTED: 6/10/2025 9:39 AM

SITE KEY PLAN



LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- W — WATER LINE
- SS — SANITARY SEWER LINE
- STORM DRAIN LINE

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET HORIZONTAL

MATCHLINE

MATCHLINE

MATCHLINE

MATCHLINE

STREET L

STREET K

STREET M

STREET N

50' TYPE 'C' BUFFER

50' TYPE 'C' BUFFER

50' TYPE 'C' BUFFER

25' TYPE 'B' BUFFER

CONSERVATION OPEN SPACE #8
0.31 AC

2" TEMPORARY BOA

2" TEMPORARY BOA

8" x 8" TEE w/ TB
(3) 8" GV

SSMH#112
RIM=414.48
INV IN=400.54
INV IN=400.54
INV OUT=400.34

158 LF 8" PVC

FHA, TYP.

42 LF 8" PVC

PROPOSED 8"
DIP WATER MAIN

SSMH#113
RIM=421.31
INV OUT=411.31

SSMH#125
RIM=411.32
INV IN=400.13
INV OUT=399.93

44 LF 8" PVC

SSMH#124
RIM=407.80
INV IN=397.96
INV OUT=397.76

87 LF 8" PVC

SSMH#111
RIM=411.41
INV OUT=401.41

8" x 8" TEE w/ TB
(3) 8" GV

SSMH#110
RIM=409.31
INV OUT=401.56

94 LF 8" PVC

FHA, TYP.

119 LF 8" PVC

SSMH#109
RIM=410.77
INV IN=400.94
INV IN=400.94
INV OUT=400.74

SSMH#128
RIM=410.13
INV OUT=402.13

PROPOSED 8"
DIP WATER MAIN

206 LF 8" PVC

PROPOSED 8"
DIP WATER MAIN

223 LF 8" PVC

SSMH#123
RIM=397.81
INV IN=388.01
INV OUT=387.81

212 LF 8" PVC

SSMH#108
RIM=395.70
INV IN=385.98
INV OUT=385.78

67 LF 8" PVC

63 LF 8" PVC

61 LF 8" PVC

8" x 8" TEE w/ TB
(3) 8" GV

SSMH#118
RIM=383.05
INV IN=376.17
INV OUT=375.97

52 LF 8" PVC

SSMH#107
RIM=391.34
INV IN=381.60
INV OUT=381.40

SSMH#106
RIM=387.34
INV IN=377.59
INV OUT=377.39

SSMH#105
RIM=384.53
INV IN=375.20
INV IN=375.20
INV OUT=375.00

12" x 8" REDUCER

SSMH#117
RIM=383.39
INV IN=375.66
INV OUT=375.46

63 LF 8" PVC

157 LF 8" PVC

8" x 8" TEE w/ TB
(3) 8" GV

FHA, TYP.

PROPOSED 8"
DIP WATER MAIN

152 LF 8" PVC

SSMH#119
RIM=388.83
INV IN=379.03
INV IN=379.03
INV OUT=378.83

SSMH#120
RIM=399.27
INV IN=389.47
INV OUT=389.27

152 LF 8" PVC

SSMH#121
RIM=409.72
INV IN=399.92
INV IN=399.92
INV OUT=399.72

199 LF 8" PVC

SSMH#122
RIM=418.68
INV OUT=408.60

3/4" WATER METER
& SERVICE, TYP.

4" SANITARY SEWER
C/O & SERVICE, TYP.

212 LF 8" PVC

SSMH#127
RIM=419.44
INV IN=404.60
INV OUT=404.40

PROPOSED 8"
DIP WATER MAIN

186 LF 8" PVC

FHA, TYP.

SSMH#126
RIM=413.75
INV IN=403.47
INV OUT=403.27

197 LF 8" PVC

FHA, TYP.

8" x 8" TEE w/ TB
(3) 8" GV

2" TEMPORARY BOA

SSMH#128
RIM=410.13
INV OUT=402.13

SSMH#109
RIM=410.77
INV IN=400.94
INV IN=400.94
INV OUT=400.74

119 LF 8" PVC

SSMH#110
RIM=409.31
INV OUT=401.56

94 LF 8" PVC

FHA, TYP.

87 LF 8" PVC

SSMH#111
RIM=411.41
INV OUT=401.41

8" x 8" TEE w/ TB
(3) 8" GV

SSMH#112
RIM=414.48
INV IN=400.54
INV IN=400.54
INV OUT=400.34

158 LF 8" PVC

FHA, TYP.

42 LF 8" PVC

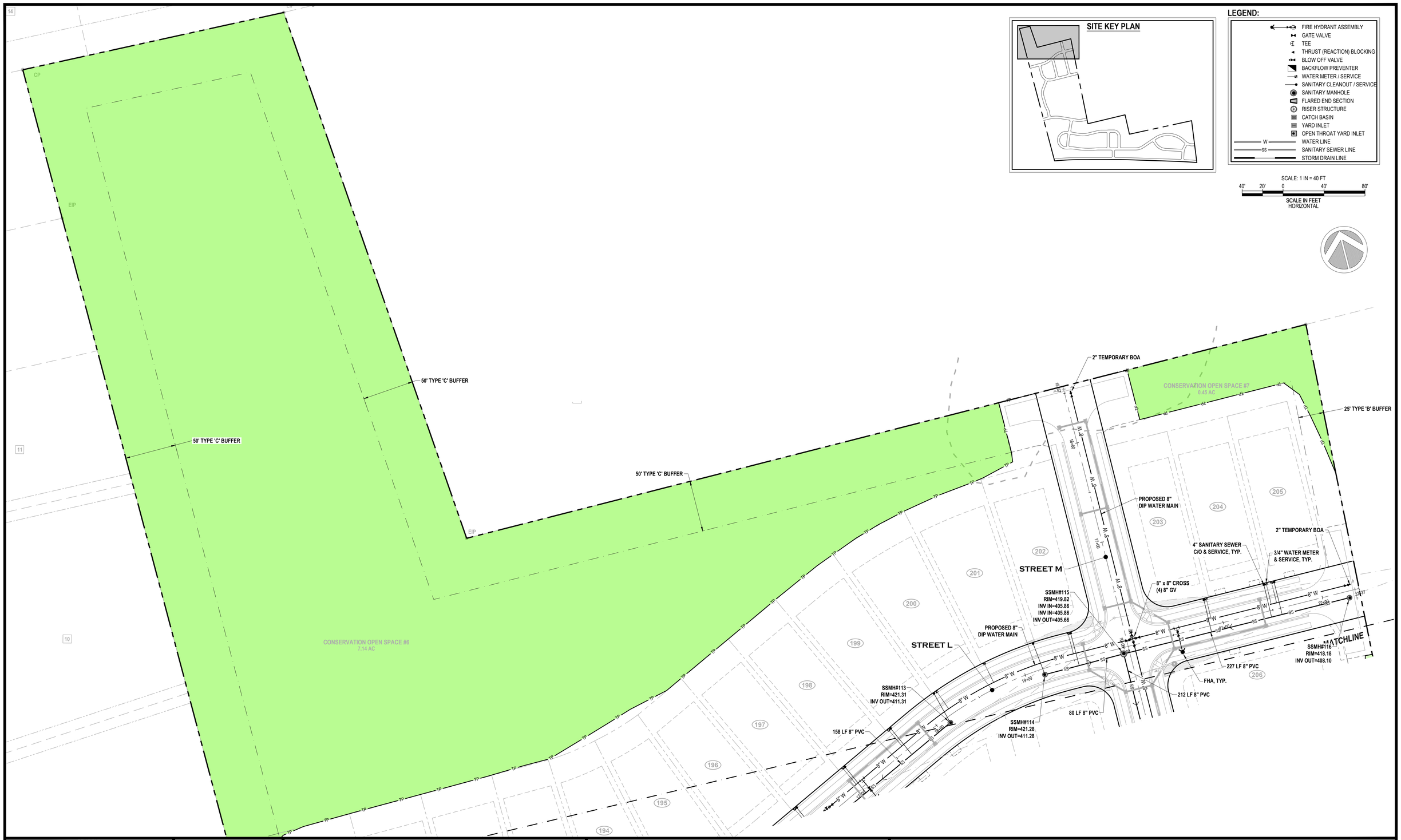
PROPOSED 8"
DIP WATER MAIN

SSMH#113
RIM=421.31
INV OUT=411.31

SSMH#125
RIM=411.32
INV IN=400.13
INV OUT=399.93

44 LF 8" PVC

SSMH#124
RIM=407.80
INV IN=397.96
INV OUT=397.76



Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.9 PARTIAL UTILITY PLAN IX.DWG
PLOTTED: 6/10/2025 9:40 AM

REVISIONS

1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA 36823 ENGINEER ANDREW S. PETTY
PRELIMINARY FOR REVIEW ONLY

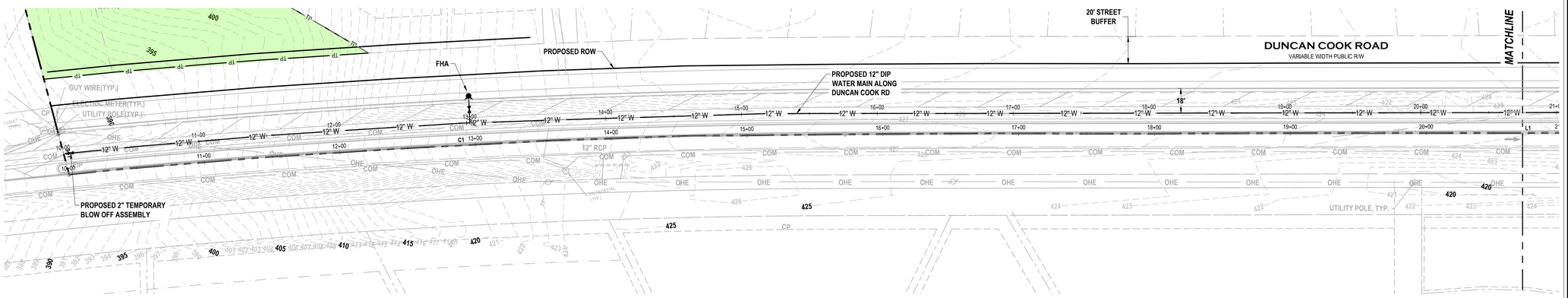
CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

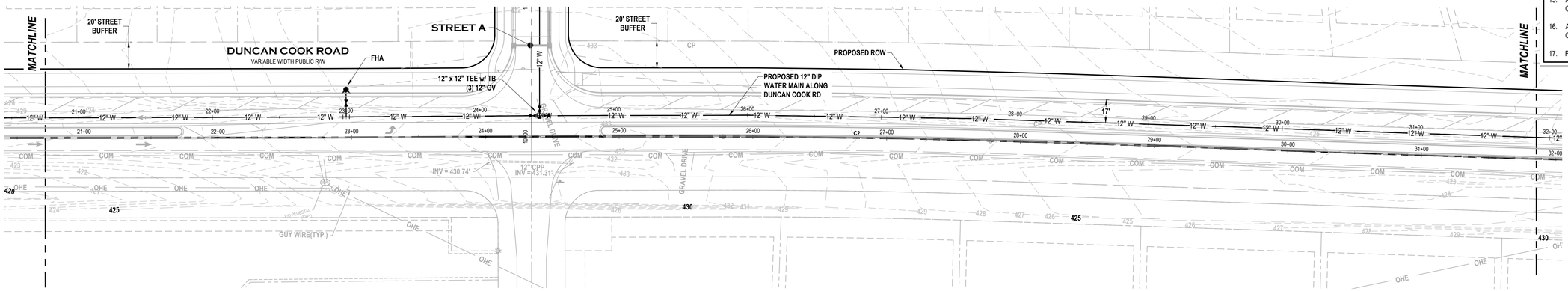
PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
PARTIAL UTILITY PLAN IX

C-4.9



1 C-4.10 — **DUNCAN COOK RD WATERMAIN PLAN VIEW STATION 10+00 - 20+50**
SCALE: 1" = 40'



2 C-4.10 — **DUNCAN COOK RD WATERMAIN PLAN VIEW STATION 20+50 - 31+50**
SCALE: 1" = 40'

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AND DETAILS.
2. BOUNDARY, TOPOGRAPHIC & UTILITY INFORMATION IS BASED ON SURVEY BY BASS, NIXON & KENNEDY.
3. WETLANDS DELINEATED BY MITCHELL ENVIRONMENTAL AND HAVE BEEN USACE CONCURRED AND FIELD SURVEYED.
4. DELINEATED WETLAND AND RIPARIAN BUFFER AREAS SHALL NOT BE CLEARED, DRAINAGE, OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE US ARMY CORPS OF ENGINEERS AND NCDENR-DWQ.
5. ANY ACTIVITY IN CFRB ZONE 1 OR ZONE 2 BUFFERS SHALL BE IN ACCORDANCE WITH SECTION 7.06 OF THE TOWN OF HOLLY SPRINGS UDO.
6. TREE PROTECTION FENCING SHALL BE PROVIDED ALONG ALL VEGETATED RIPARIAN AND VEGETATED PERIMETER BUFFER AREAS.
7. 20' SEWER EASEMENTS SHALL BE CENTERED ON ALL SANITARY SEWER PIPE LOCATED OUTSIDE OF STREET RIGHT OF WAYS.
8. UTILITY PIPE SIZES & LOCATIONS ARE PRELIMINARY AND SHALL BE FINALIZED DURING CONSTRUCTION DRAWING REVIEW & APPROVAL.
9. NO FLOOD PLAIN EXISTS ON SITE ACCORDING TO FEMA MAP NUMBER 3720064900J WITH EFFECTIVE DATE OF MAY 2, 2006.
10. ALL LOTS SHALL HAVE 3/4" WATER SERVICES & 4" SEWER SERVICES WITH CLEANOUTS. ALL WATER SERVICE TAPS SHALL BE 3/4" BRASS CORPORATION STOPS TO COMPLY WITH TOWN OF HOLLY SPRINGS STANDARDS.
11. ALL PROPOSED SANITARY SEWER MAINS SHALL BE 8" PVC OR DIP. REFER TO PLAN AND PROFILE DRAWINGS FOR MATERIALS. MINIMUM BURIAL DEPTH IS 54" FROM MEASURED FROM TOP OF SUBGRADE.
12. ALL PROPOSED WATER MAINS SHALL BE 6" AND 8" DIP. MATERIAL AND SIZE TO BE VERIFIED DURING THE CD PROCESS. MINIMUM BURIAL DEPTH IS 36" MEASURED FROM TOP OF SUBGRADE.
13. ALL PROPOSED RECLAIMED WATER MAINS SHALL BE 6" C900 PVC. PIPING SHALL BE COLOR CODED PURPLE. PANTONE 522. MATERIAL AND SIZE TO BE VERIFIED DURING THE CD PROCESS.MINIMUM BURIAL DEPTH IS 48" MEASURED FROM FINISHED GRADE.
14. THIS PLAN IS SUBJECT TO REVISION DURING THE CONSTRUCTION DRAWING REVIEW PROCESS FOLLOWING HOLLY SPRINGS TOWN COUNCIL ACTION.
15. ALL PROPOSED POWER LINES SHALL BE INSTALLED UNDERGROUND. THIS COORDINATION HAS BEEN INITIATED WITH DUKE ENERGY.
16. ALL NATURAL GAS LINES SHALL BE INSTALLED UNDERGROUND. COORDINATION WITH PSNC HAS BEEN INITIATED.
17. FIRE FLOW TEST CONDUCTED BY DREW KING & ASSOCIATES.

LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- W — WATER LINE
- SS — SANITARY SEWER LINE
- STORM DRAIN LINE

SCALE: 1 IN = 40 FT
40' 20' 0 40' 80'
SCALE IN FEET HORIZONTAL

REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
PRELIMINARY FOR REVIEW ONLY
36823 ENGINEER ANDREW S PETTY

CONSULTANT
Curry ENGINEERING
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

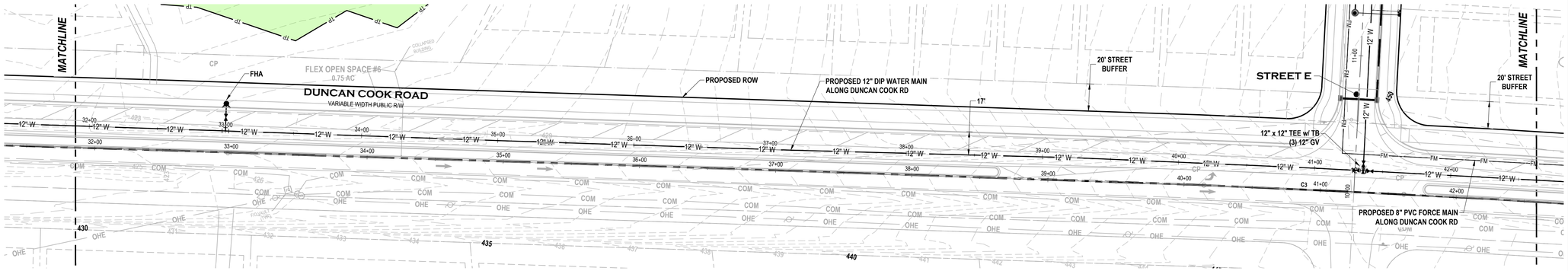
CLIENT
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
OFFSITE UTILITY PLAN I

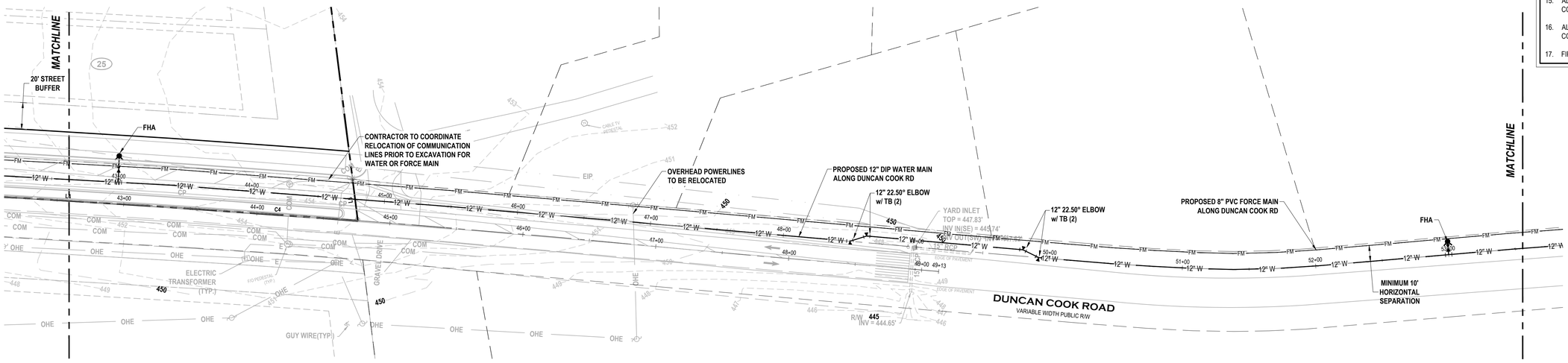
C-4.10

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.10 OFFSITE UTILITY PLAN I.DWG
PLOTTED: 6/10/2025 9:41 AM



1
C-4.11

DUNCAN COOK RD WATERMAIN
PLAN VIEW STATION 31+50 - 42+50
SCALE: 1" = 40'



2
C-4.11

DUNCAN COOK RD WATERMAIN
PLAN VIEW STATION 42+50 - 53+50
SCALE: 1" = 40'

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AND DETAILS.
2. BOUNDARY, TOPOGRAPHIC & UTILITY INFORMATION IS BASED ON SURVEY BY BASS, NIXON & KENNEDY.
3. WETLANDS DELINEATED BY MITCHELL ENVIRONMENTAL AND HAVE BEEN USACE CONCURRED AND FIELD SURVEYED.
4. DELINEATED WETLAND AND RIPARIAN BUFFER AREAS SHALL NOT BE CLEARED, DRAINAGE, OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE US ARMY CORPS OF ENGINEERS AND NCDENR-DWQ.
5. ANY ACTIVITY IN CFRB ZONE 1 OR ZONE 2 BUFFERS SHALL BE IN ACCORDANCE WITH SECTION 7.06 OF THE TOWN OF HOLLY SPRINGS UDO.
6. TREE PROTECTION FENCING SHALL BE PROVIDED ALONG ALL VEGETATED RIPARIAN AND VEGETATED PERIMETER BUFFER AREAS.
7. 20' SEWER EASEMENTS SHALL BE CENTERED ON ALL SANITARY SEWER PIPE LOCATED OUTSIDE OF STREET RIGHT OF WAYS.
8. UTILITY PIPE SIZES & LOCATIONS ARE PRELIMINARY AND SHALL BE FINALIZED DURING CONSTRUCTION DRAWING REVIEW & APPROVAL.
9. NO FLOOD PLAIN EXISTS ON SITE ACCORDING TO FEMA MAP NUMBER 3720064900J WITH EFFECTIVE DATE OF MAY 2, 2006.
10. ALL LOTS SHALL HAVE 3/4" WATER SERVICES & 4" SEWER SERVICES WITH CLEANOUTS. ALL WATER SERVICE TAPS SHALL BE 3/4" BRASS CORPORATION STOPS TO COMPLY WITH TOWN OF HOLLY SPRINGS STANDARDS.
11. ALL PROPOSED SANITARY SEWER MAINS SHALL BE 8" PVC OR DIP. REFER TO PLAN AND PROFILE DRAWINGS FOR MATERIALS. MINIMUM BURIAL DEPTH IS 54" FROM MEASURED FROM TOP OF SUBGRADE.
12. ALL PROPOSED WATER MAINS SHALL BE 6" AND 8" DIP. MATERIAL AND SIZE TO BE VERIFIED DURING THE CD PROCESS. MINIMUM BURIAL DEPTH IS 36" MEASURED FROM TOP OF SUBGRADE.
13. ALL PROPOSED RECLAIMED WATER MAINS SHALL BE 6" C900 PVC. PIPING SHALL BE COLOR CODED PURPLE, PANTONE 522. MATERIAL AND SIZE TO BE VERIFIED DURING THE CD PROCESS.MINIMUM BURIAL DEPTH IS 48" MEASURED FROM FINISHED GRADE.
14. THIS PLAN IS SUBJECT TO REVISION DURING THE CONSTRUCTION DRAWING REVIEW PROCESS FOLLOWING HOLLY SPRINGS TOWN COUNCIL ACTION.
15. ALL PROPOSED POWER LINES SHALL BE INSTALLED UNDERGROUND. THIS COORDINATION HAS BEEN INITIATED WITH DUKE ENERGY.
16. ALL NATURAL GAS LINES SHALL BE INSTALLED UNDERGROUND. COORDINATION WITH PSNC HAS BEEN INITIATED.
17. FIRE FLOW TEST CONDUCTED BY DREW KING & ASSOCIATES.

LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- W — WATER LINE
- SS — SANITARY SEWER LINE
- STORM DRAIN LINE

SCALE: 1 IN = 40 FT
40' 20' 0 40' 80'
SCALE IN FEET
HORIZONTAL

REVISIONS			
1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA
PRELIMINARY
FOR REVIEW ONLY
36823
ENGINEER
ANDREW S. PETTY

CONSULTANT
Curry ENGINEERING
NORTH CAROLINA ENGINEERING EST. 10
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-0843
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

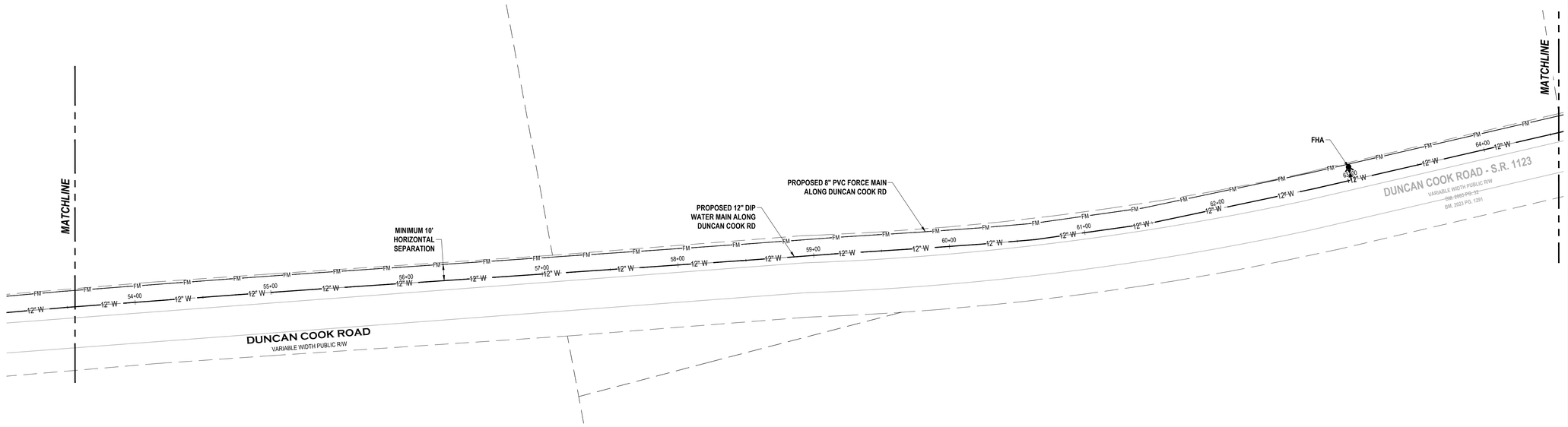
CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
OFFSITE UTILITY PLAN II

C-4.11

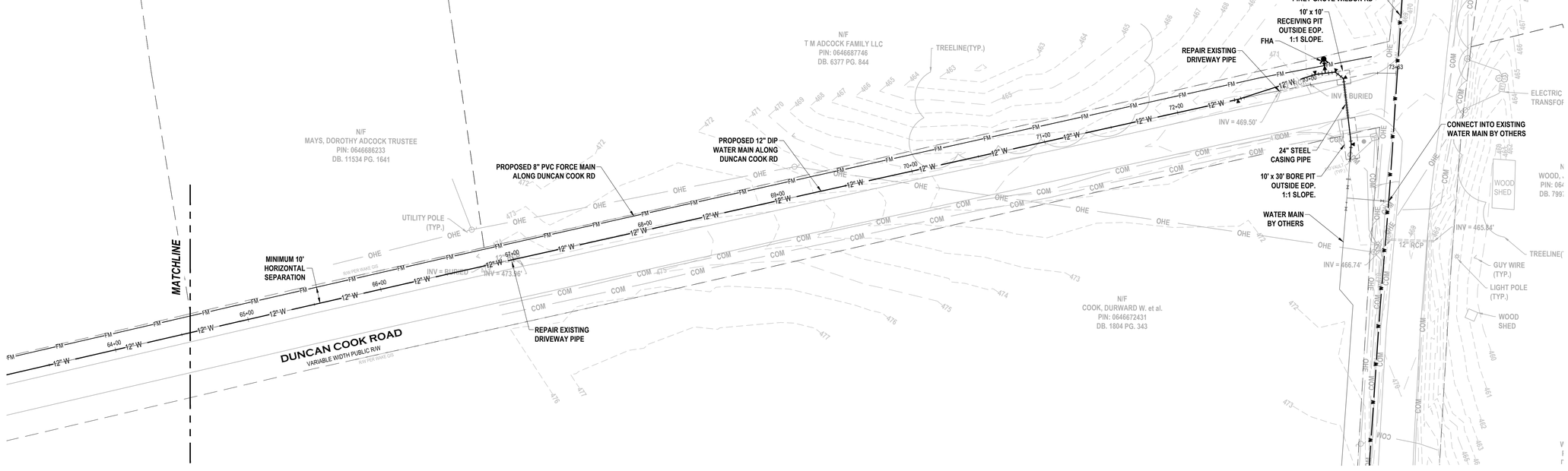
Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.11 OFFSITE UTILITY PLAN II.DWG
PLOTTED: 6/10/2025 9:42 AM



1 C-4.12

DUNCAN COOK RD WATERMAIN PLAN VIEW STATION 53+50 - 64+00

SCALE: 1" = 40'



2 C-4.12

DUNCAN COOK RD WATERMAIN PLAN VIEW STATION 64+00 - 73+63

SCALE: 1" = 40'

LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- W — WATER LINE
- SS — SANITARY SEWER LINE
- STORM DRAIN LINE

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET HORIZONTAL

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AND DETAILS.
2. BOUNDARY, TOPOGRAPHIC & UTILITY INFORMATION IS BASED ON SURVEY BY BASS, NIXON & KENNEDY.
3. WETLANDS DELINEATED BY MITCHELL ENVIRONMENTAL AND HAVE BEEN USACE CONCURRED AND FIELD SURVEYED.
4. DELINEATED WETLAND AND RIPARIAN BUFFER AREAS SHALL NOT BE CLEARED, DRAINAGE, OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE US ARMY CORPS OF ENGINEERS AND NCDENR-DWQ.
5. ANY ACTIVITY IN CFRB ZONE 1 OR ZONE 2 BUFFERS SHALL BE IN ACCORDANCE WITH SECTION 7.06 OF THE TOWN OF HOLLY SPRINGS UDO.
6. TREE PROTECTION FENCING SHALL BE PROVIDED ALONG ALL VEGETATED RIPARIAN AND VEGETATED PERIMETER BUFFER AREAS.
7. 20' SEWER EASEMENTS SHALL BE CENTERED ON ALL SANITARY SEWER PIPE LOCATED OUTSIDE OF STREET RIGHT OF WAYS.
8. UTILITY PIPE SIZES & LOCATIONS ARE PRELIMINARY AND SHALL BE FINALIZED DURING CONSTRUCTION DRAWING REVIEW & APPROVAL.
9. NO FLOOD PLAIN EXISTS ON SITE ACCORDING TO FEMA MAP NUMBER 3720064900J WITH EFFECTIVE DATE OF MAY 2, 2006.
10. ALL LOTS SHALL HAVE 3/4" WATER SERVICES & 4" SEWER SERVICES WITH CLEANOUTS. ALL WATER SERVICE TAPS SHALL BE 3/4" BRASS CORPORATION STOPS TO COMPLY WITH TOWN OF HOLLY SPRINGS STANDARDS.
11. ALL PROPOSED SANITARY SEWER MAINS SHALL BE 8" PVC OR DIP. REFER TO PLAN AND PROFILE DRAWINGS FOR MATERIALS. MINIMUM BURIAL DEPTH IS 54" FROM MEASURED FROM TOP OF SUBGRADE.
12. ALL PROPOSED WATER MAINS SHALL BE 6" AND 8" DIP. MATERIAL AND SIZE TO BE VERIFIED DURING THE CD PROCESS. MINIMUM BURIAL DEPTH IS 36" MEASURED FROM TOP OF SUBGRADE.
13. ALL PROPOSED RECLAIMED WATER MAINS SHALL BE 6" C900 PVC. PIPING SHALL BE COLOR CODED PURPLE. PANTONE 522. MATERIAL AND SIZE TO BE VERIFIED DURING THE CD PROCESS.MINIMUM BURIAL DEPTH IS 48" MEASURED FROM FINISHED GRADE.
14. THIS PLAN IS SUBJECT TO REVISION DURING THE CONSTRUCTION DRAWING REVIEW PROCESS FOLLOWING HOLLY SPRINGS TOWN COUNCIL ACTION.
15. ALL PROPOSED POWER LINES SHALL BE INSTALLED UNDERGROUND. THIS COORDINATION HAS BEEN INITIATED WITH DUKE ENERGY.
16. ALL NATURAL GAS LINES SHALL BE INSTALLED UNDERGROUND. COORDINATION WITH PSNC HAS BEEN INITIATED.
17. FIRE FLOW TEST CONDUCTED BY DREW KING & ASSOCIATES.

REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA ENGINEER ANDREW S PETTY 36823
PRELIMINARY FOR REVIEW ONLY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
BUILDING THE WAY THEY WANT TO BE BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

OFFSITE UTILITY PLAN III

C-4.12

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.12 OFFSITE UTILITY PLAN III.DWG
PLOTTED: 6/10/2025 9:43 AM

PROPOSED HAZEL RIDGE PUMP STATION

PROPOSED ELLIOTT FARM PUMP STATION (BY OTHERS)

PROPOSED 8" C900 PVC FORCE MAIN TO ELLIOTT FARM

PROPOSED 12" DIP WATERLINE

PROPOSED 10" C900 PVC FORCE MAIN TO HONEYCUTT FARMS ALTERNATIVE 1

PROPOSED 10" C900 PVC FORCE MAIN TO HONEYCUTT FARMS ALTERNATIVE 2

PROPOSED 20' TOWN OF HOLLY SPRINGS FORCE MAIN EASEMENT, TYP.

PROPOSED 30' FORCE MAIN EASEMENT

EXISTING HONEYCUTT FARMS PUMP STATION

OLIVER CREEK PKWY

POWELL RIDGE ROAD

ROUSE ROAD

SCARBOROWOOD DR

DUNCAN COOK ROAD

AVOCET RIDGE ROAD

FLEMING ROAD

KNIGHTWOOD ROAD

PHELPS WEST ROAD

PINEY GROVE WILBON ROAD

PRESCOTT DOWNS DR

STICKLEBACK DR

WILBON ROAD

WILBON BRIDGE DR

SPENCE FARM ROAD

LEGEND:

- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- THRUST (REACTION) BLOCKING
- BLOW OFF VALVE
- BACKFLOW PREVENTER
- WATER METER / SERVICE
- SANITARY CLEANOUT / SERVICE
- SANITARY MANHOLE
- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- OPEN THROAT YARD INLET
- W — WATER LINE
- SS — SANITARY SEWER LINE
- STORM DRAIN LINE

SCALE: 1 IN = 500 FT

500' 250' 0 500' 1000'

SCALE IN FEET HORIZONTAL

REVISIONS			
1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 200'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ANDREW S PETTY

PRELIMINARY FOR REVIEW ONLY

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 10 NORTH CAROLINA

NC LIC. NO. P-0799

t (919) 552-0849
f (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT — A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

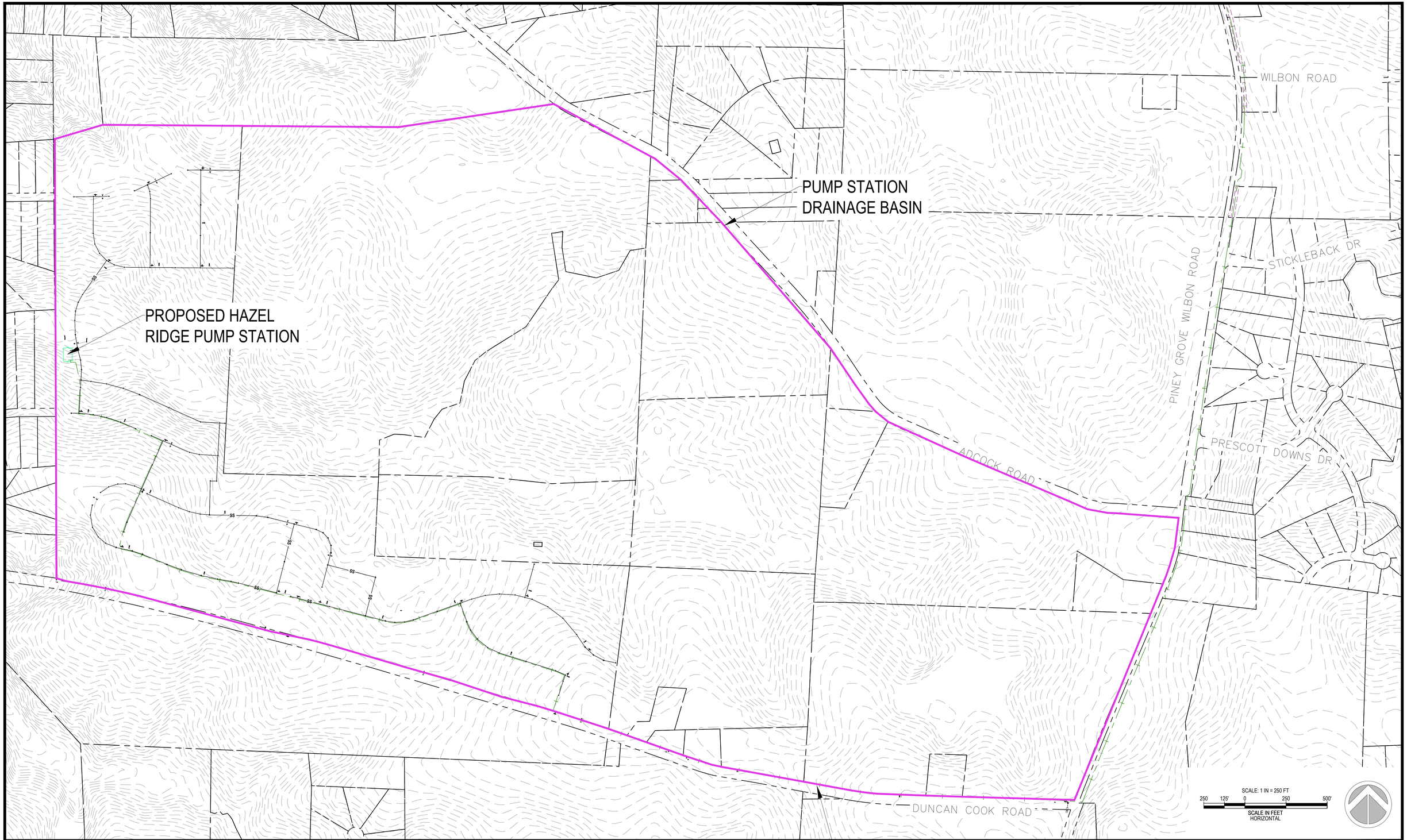
DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

OVERALL UTILITY MAP

C-4.13

Z:\PROJECTS FOLDER-ZTEB\LION\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.13 OVERAL UTILITY MAP.DWG
PLOTTED: 6/10/2025 9:43 AM



REVISIONS			
1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 200'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA
PRELIMINARY
FOR REVIEW ONLY
36823
ENGINEER
ANDREW S. CURRY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

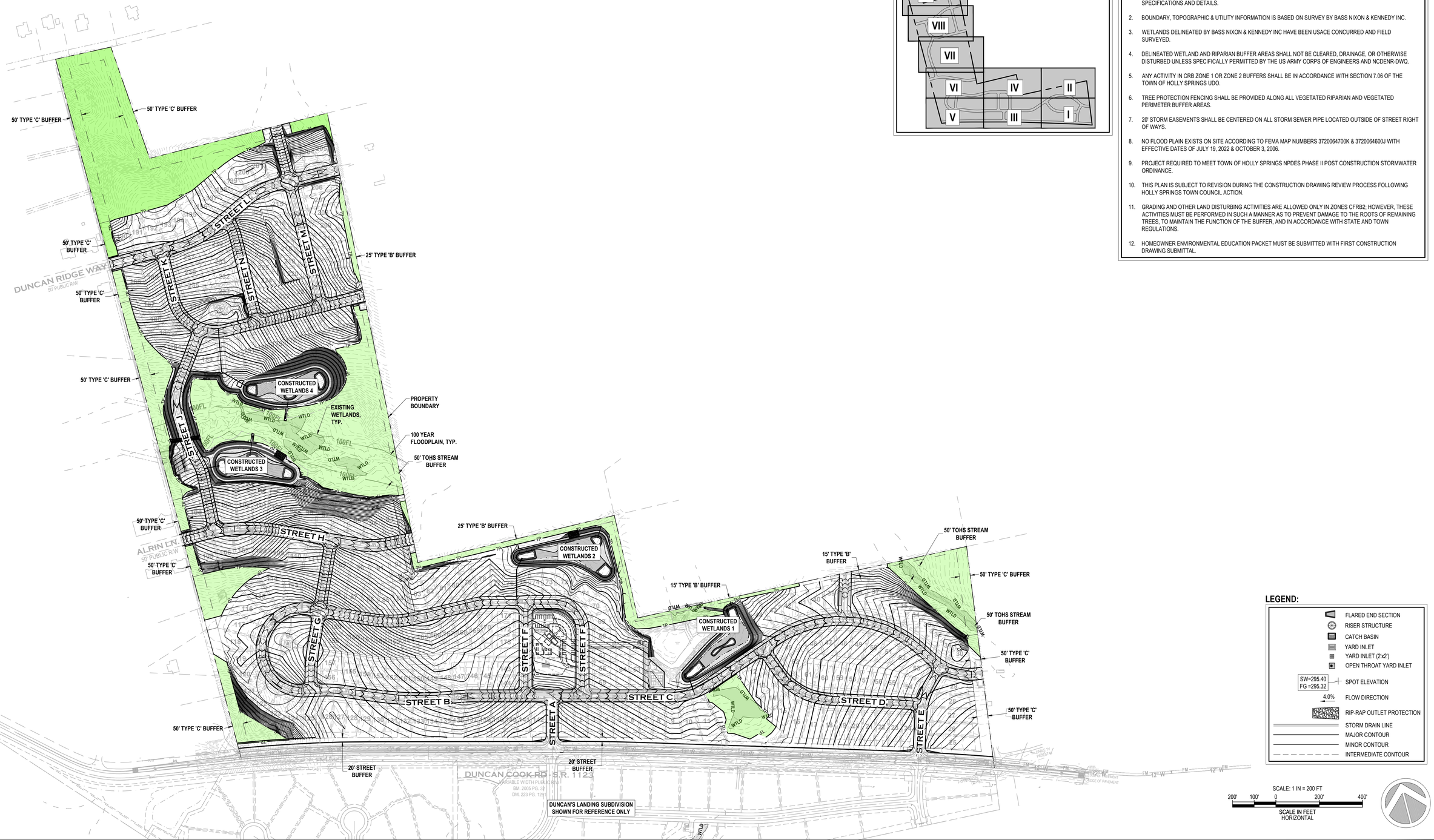
DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

SEWER BASIN MAP

C-4.14

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-4.14 SEWER BASIN MAP.DWG
PLOTTED: 6/10/2025 9:43 AM



GENERAL NOTES:

THESE NOTES APPLY TO SHEETS C-5.0 - C-5.9.

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD SPECIFICATIONS AND DETAILS.
2. BOUNDARY, TOPOGRAPHIC & UTILITY INFORMATION IS BASED ON SURVEY BY BASS NIXON & KENNEDY INC.
3. WETLANDS DELINEATED BY BASS NIXON & KENNEDY INC HAVE BEEN USACE CONCURRED AND FIELD SURVEYED.
4. DELINEATED WETLAND AND RIPARIAN BUFFER AREAS SHALL NOT BE CLEARED, DRAINAGE, OR OTHERWISE DISTURBED UNLESS SPECIFICALLY PERMITTED BY THE US ARMY CORPS OF ENGINEERS AND NCDENR-DWQ.
5. ANY ACTIVITY IN CRB ZONE 1 OR ZONE 2 BUFFERS SHALL BE IN ACCORDANCE WITH SECTION 7.06 OF THE TOWN OF HOLLY SPRINGS UDO.
6. TREE PROTECTION FENCING SHALL BE PROVIDED ALONG ALL VEGETATED RIPARIAN AND VEGETATED PERIMETER BUFFER AREAS.
7. 20' STORM EASEMENTS SHALL BE CENTERED ON ALL STORM SEWER PIPE LOCATED OUTSIDE OF STREET RIGHT OF WAYS.
8. NO FLOOD PLAIN EXISTS ON SITE ACCORDING TO FEMA MAP NUMBERS 3720064700K & 3720064600J WITH EFFECTIVE DATES OF JULY 19, 2022 & OCTOBER 3, 2006.
9. PROJECT REQUIRED TO MEET TOWN OF HOLLY SPRINGS NPDES PHASE II POST CONSTRUCTION STORMWATER ORDINANCE.
10. THIS PLAN IS SUBJECT TO REVISION DURING THE CONSTRUCTION DRAWING REVIEW PROCESS FOLLOWING HOLLY SPRINGS TOWN COUNCIL ACTION.
11. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED ONLY IN ZONES CFRB2; HOWEVER, THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES, TO MAINTAIN THE FUNCTION OF THE BUFFER, AND IN ACCORDANCE WITH STATE AND TOWN REGULATIONS.
12. HOMEOWNER ENVIRONMENTAL EDUCATION PACKET MUST BE SUBMITTED WITH FIRST CONSTRUCTION DRAWING SUBMITTAL.

LEGEND:

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- YARD INLET (2x2')
- OPEN THROAT YARD INLET
- SW=295.40 / FG =295.32 — SPOT ELEVATION
- 4.0% — FLOW DIRECTION
- RIP-RAP OUTLET PROTECTION
- STORM DRAIN LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- INTERMEDIATE CONTOUR

SCALE: 1 IN = 200 FT

200' 100' 0 200' 400'

SCALE IN FEET HORIZONTAL

REVISIONS		
1	5/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 200'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

PRELIMINARY FOR REVIEW ONLY
36823
ENGINEER
ANDREW S. PETTY

CONSULTANT

Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

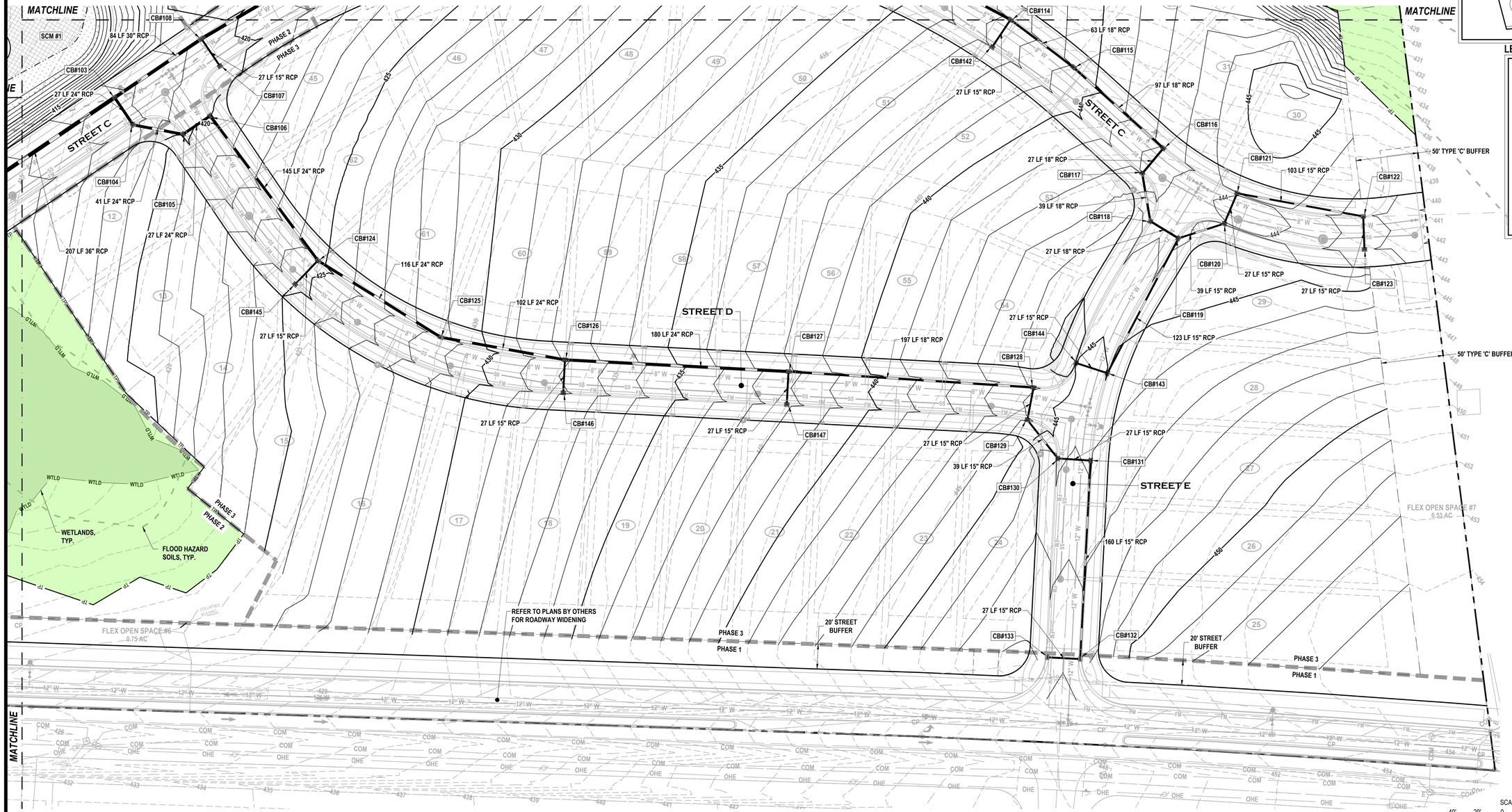
DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

OVERALL GRADING AND DRAINAGE PLAN

C-5.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.0 OVERALL GRADING AND DRAINAGE PLAN.DWG
PLOTTED: 6/10/2025 9:44 AM



SITE KEY PLAN

LEGEND:

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- YARD INLET (2'x2')
- OPEN THROAT YARD INLET
- SW=295.40 / FG =295.32 — SPOT ELEVATION
- 4.0% — FLOW DIRECTION
- RIP-RAP OUTLET PROTECTION
- STORM DRAIN LINE
- 400 — MAJOR CONTOUR
- MINOR CONTOUR
- INTERMEDIATE CONTOUR

REVISIONS			
1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA
PRELIMINARY FOR REVIEW ONLY
36823
ENGINEER
ANDREW S. PETTY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING CORPORATION EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

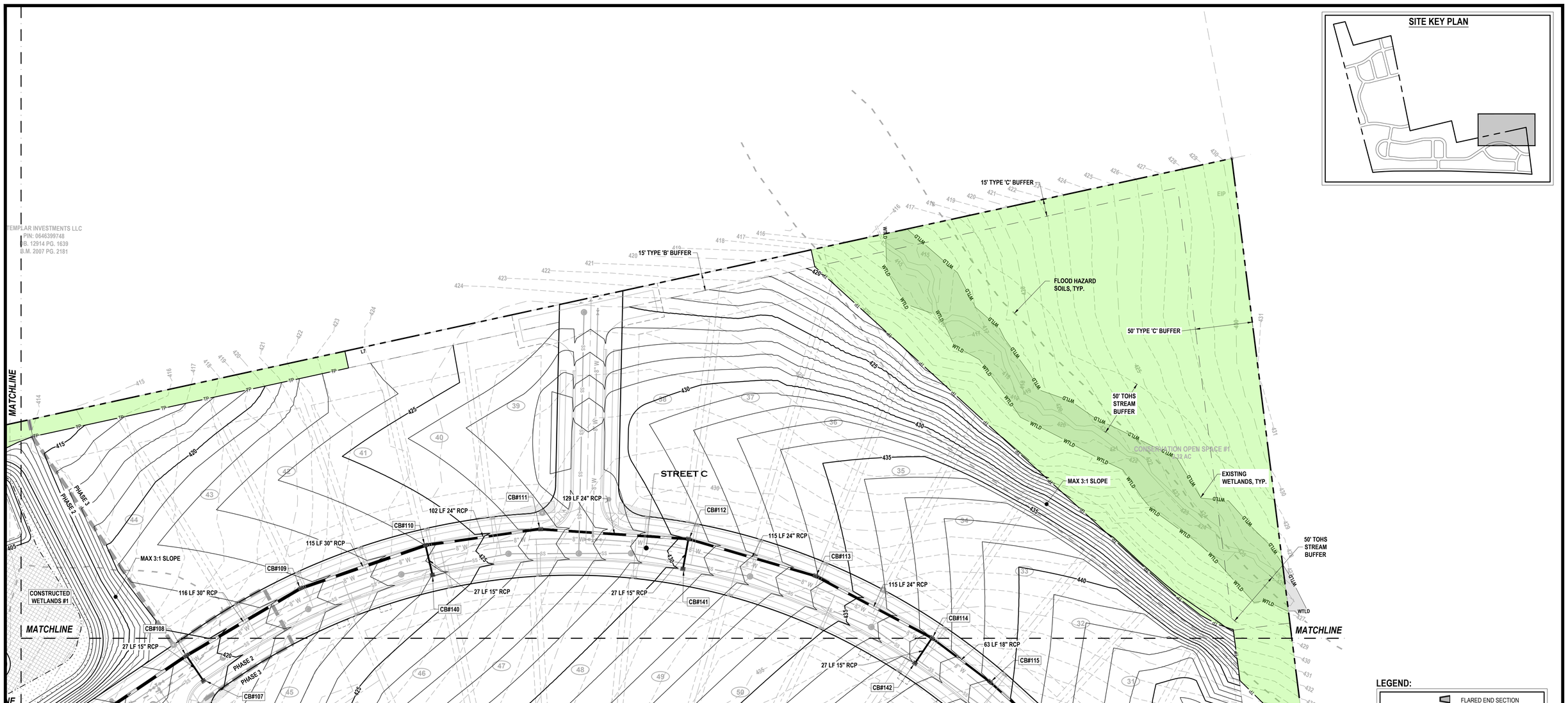
DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL GRADING AND DRAINAGE PLAN I

C-5.1

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.1 PARTIAL GRADING AND DRAINAGE PLAN I.DWG
PLOTTED: 6/10/2025 9:45 AM



Z:\PROJECTS FOLDER\ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.2 PARTIAL GRADING AND DRAINAGE PLAN II.DWG
PLOTTED: 6/10/2025 9:45 AM

REVISIONS

1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/15/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 36823 ANDREW S. PETTY
PRELIMINARY FOR REVIEW ONLY

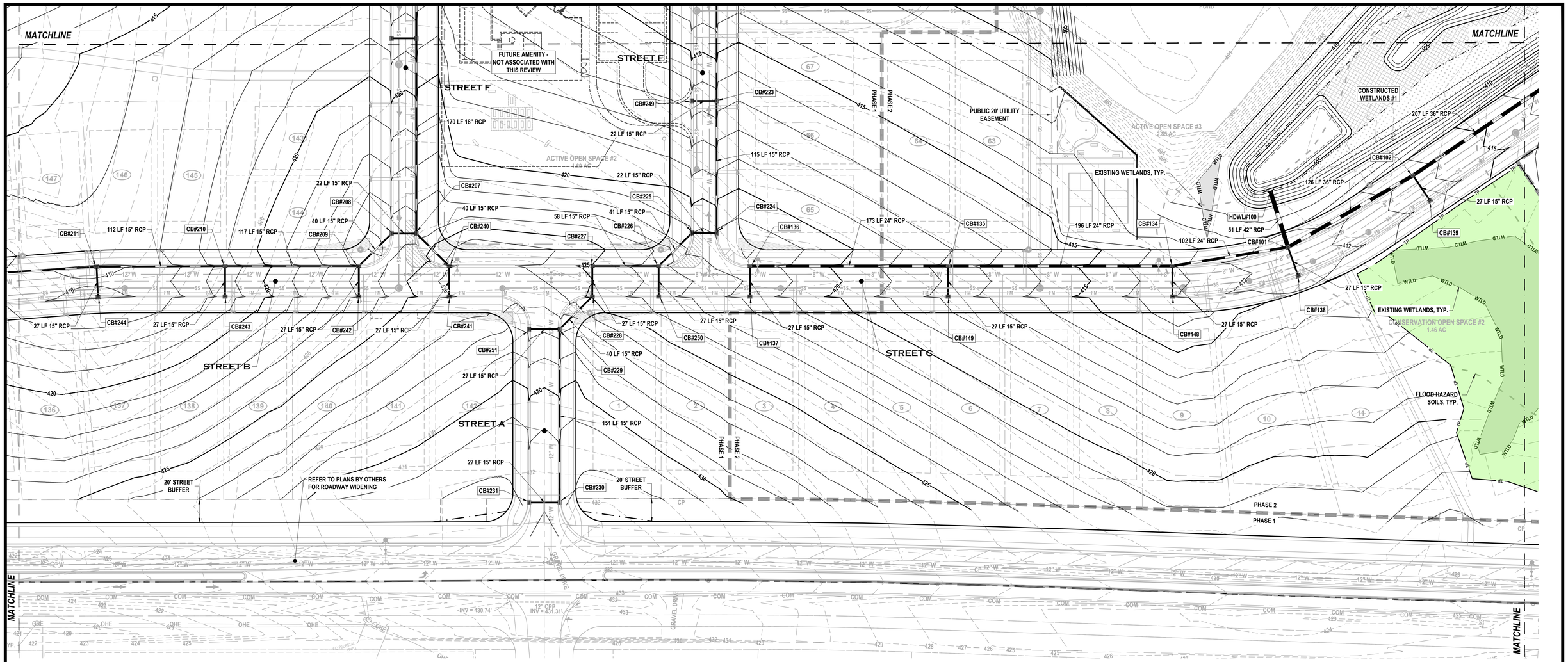
CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING CORP. S.S.T. 1.0 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

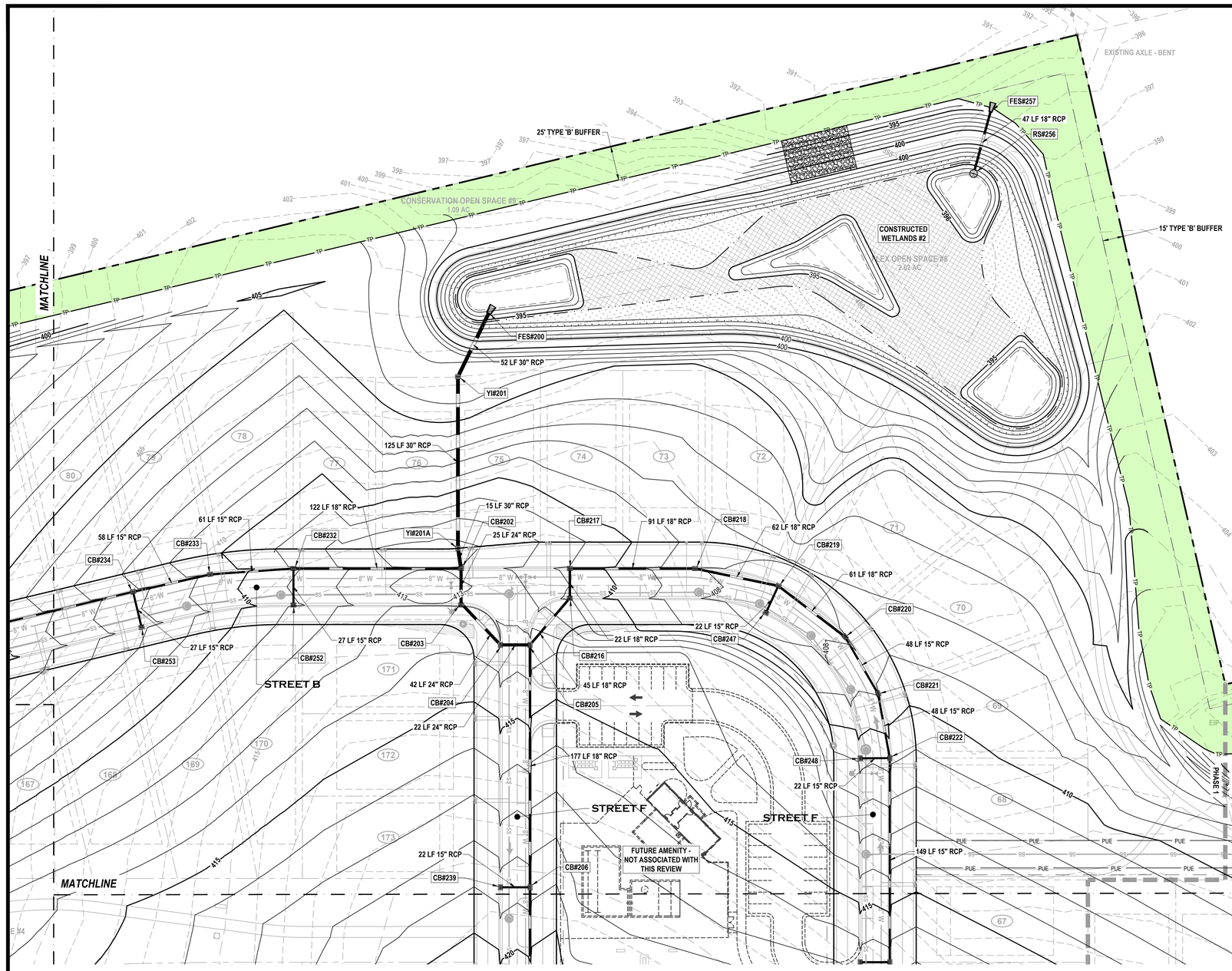
CLIENT
GANDER DEVELOPMENT — A PARTNER IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-9124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

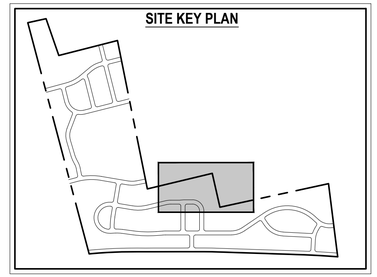
DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
PARTIAL GRADING AND DRAINAGE PLAN II

C-5.2


MATCHLINE
MATCHLINE
MATCHLINE
MATCHLINE
STREET F
STREET F
FUTURE AMENITY - NOT ASSOCIATED WITH THIS REVIEW
ACTIVE OPEN SPACE #2
1.49 AC
ACTIVE OPEN SPACE #3
2.35 AC
CONSTRUCTED WETLANDS #1
PUBLIC 20' UTILITY EASEMENT
EXISTING WETLANDS, TYP.
CONSERVATION OPEN SPACE #2
1.46 AC
FLOOD-HAZARD SOILS, TYP.
STREET B
STREET A
STREET C
GRAVEL DRIVE
GRAVEL DRIVE
PHASE 1
PHASE 2
PHASE 2
PHASE 1
20' STREET BUFFER
20' STREET BUFFER
REFER TO PLANS BY OTHERS FOR ROADWAY WIDENING
CB#207
CB#208
CB#209
CB#210
CB#211
CB#240
CB#241
CB#242
CB#243
CB#244
CB#249
CB#223
CB#225
CB#226
CB#227
CB#224
CB#136
CB#135
CB#134
CB#101
CB#102
CB#139
CB#138
CB#148
CB#149
CB#137
CB#250
CB#228
CB#229
CB#251
CB#230
CB#231
170 LF 18" RCP
22 LF 15" RCP
22 LF 15" RCP
22 LF 15" RCP
40 LF 15" RCP
40 LF 15" RCP
112 LF 15" RCP
117 LF 15" RCP
58 LF 15" RCP
41 LF 15" RCP
115 LF 15" RCP
173 LF 24" RCP
196 LF 24" RCP
102 LF 24" RCP
51 LF 42" RCP
126 LF 36" RCP
207 LF 36" RCP
27 LF 15" RCP
27 LF 15" RCP
27 LF 15" RCP
27 LF 15" RCP
27 LF 15" RCP
27 LF 15" RCP
27 LF 15" RCP
27 LF 15" RCP
27 LF 15" RCP
40 LF 15" RCP
27 LF 15" RCP
151 LF 15" RCP
27 LF 15" RCP
HDWL#100
INV = 430.74'
INV = 431.31'
12" CMP
GRAVEL DRIVE
CP
CP
CP



SITE KEY PLAN



LEGEND:

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- YARD INLET (2'x2')
- OPEN THROAT YARD INLET
- SW=295.40 FG =295.32 — SPOT ELEVATION
- 4.0% — FLOW DIRECTION
- RIP-RAP OUTLET PROTECTION
- STORM DRAIN LINE
- 400 — MAJOR CONTOUR
- MINOR CONTOUR
- INTERMEDIATE CONTOUR

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET HORIZONTAL

REVISIONS			
1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA — ENGINEER — ANDREW S PETTY — 36823
PRELIMINARY FOR REVIEW ONLY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 19 NORTH CAROLINA
NC LIC. NO: P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

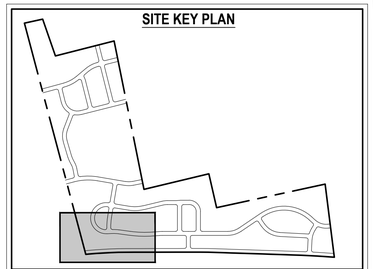
PARTIAL GRADING AND DRAINAGE PLAN IV

C-5.4

Z:\PROJECTS FOLDER\ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.4 PARTIAL GRADING AND DRAINAGE PLAN IV.DWG
PLOTTED: 6/10/2025 9:47 AM



SITE KEY PLAN



LEGEND:

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- YARD INLET (2'x2')
- OPEN THROAT YARD INLET
- SW=295.40 / FG =295.32 — SPOT ELEVATION
- 4.0% — FLOW DIRECTION
- RIP-RAP OUTLET PROTECTION
- STORM DRAIN LINE
- 400 — MAJOR CONTOUR
- MINOR CONTOUR
- INTERMEDIATE CONTOUR

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET
HORIZONTAL

REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA
PRELIMINARY
FOR REVIEW ONLY
36823
ENGINEER
ANDREW S. PETTY

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 1.0 NORTH CAROLINA, INC.
NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-9124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL GRADING AND DRAINAGE PLAN V

C-5.5

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.5 PARTIAL GRADING AND DRAINAGE PLAN V.DWG
PLOTTED: 6/10/2025 9:47 AM

MATCHLINE

MATCHLINE

CONSTRUCTED WETLANDS #3

CB#302

CB#359

50' TYPE 'C' BUFFER

F 15" RCP

TW: 376.50
BW: 376.00

CP

TW: 376.50
BW: 369.00

RETAINING WALL GRID MUST BE OUTSIDE OF TOHS PUBLIC UTILITY EASEMENT

TW: 377.00
BW: 376.50

PUBLIC 30' UTILITY EASEMENT

MAX 3:1 SLOPE, TYP.

FLOOD HAZARD SOILS, TYP.

EXISTING WETLANDS, TYP.

100 YEAR FLOOD PLAIN

100FL

WTLD

DTLM

PHASE 4

PHASE 1

CB#303

CB#360

STREET J

27 LF 15" RCP

103 LF 15" RCP

CB#304

CB#323

40 LF 15" RCP

53 LF 15" RCP

83 LF 15" RCP

68 LF 15" RCP

69 LF 15" RCP

CB#305

CB#306

CB#307

CB#308

CB#309

39 LF 15" RCP

CB#324

97 LF 15" RCP

CB#326

191 LF 15" RCP

CB#310

27 LF 15" RCP

CB#329

100 LF 15" RCP

CB#330

106 LF 15" RCP

CB#333

53 LF 15" RCP

CB#362

27 LF 15" RCP

27 LF 15" RCP

CB#361

CB#363

25 LF 15" RCP

CB#325

27 LF 15" RCP

CB#327

STREET H

CB#311

41 LF 15" RCP

CB#312

27 LF 15" RCP

CB#328

27 LF 15" RCP

41 LF 15" RCP

CB#313

24 LF 15" RCP

CB#332

CB#334

27 LF 15" RCP

135 LF 15" RCP

STREET G

50' TYPE 'C' BUFFER

MAX 3:1 SLOPE, TYP.

CB#364

CB#314

27 LF 15" RCP

PHASE 2

PHASE 1

113 LF 15" RCP

27 LF 15" RCP

CB#335

41 LF 15" RCP

CB#336

27 LF 15" RCP

CB#315

41 LF 15" RCP

CB#316

STREET B

27 LF 15" RCP

26 LF 15" RCP

CB#340

CB#338

91 LF 15" RCP

CB#337

CB#365

72 LF 15" RCP

27 LF 15" RCP

CB#339

CB#317

40 LF 15" RCP

CB#318

CB#237

167 LF 15" RCP

CB#236

132 LF 15" RCP

CB#235

185 LF 15" RCP

CB#238

27 LF 15" RCP

25 LF 15" RCP

CB#255

27 LF 15" RCP

CB#254

25' TYPE 'B' BUFFER

PUBLIC 30' UTILITY EASEMENT

25' TYPE 'B' BUFFER

PUBLIC 30' UTILITY EASEMENT

MATCHLINE

MATCHLINE

SITE KEY PLAN

LEGEND:

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- YARD INLET (2'x2')
- OPEN THROAT YARD INLET
- SW=295.40 / FG =295.32 — SPOT ELEVATION
- 4.0% — FLOW DIRECTION
- RIP-RAP OUTLET PROTECTION
- STORM DRAIN LINE
- 400 — MAJOR CONTOUR
- MINOR CONTOUR
- INTERMEDIATE CONTOUR

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET
HORIZONTAL

REVISIONS			
1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA
PRELIMINARY
FOR REVIEW ONLY
36823
ENGINEER
ANDREW S. PATTY

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 10 NORTH CAROLINA

NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL GRADING AND DRAINAGE PLAN VI

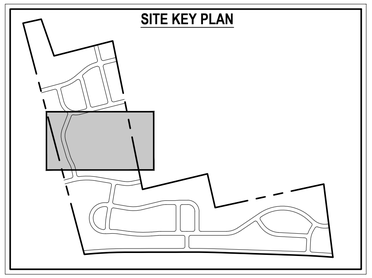
C-5.6

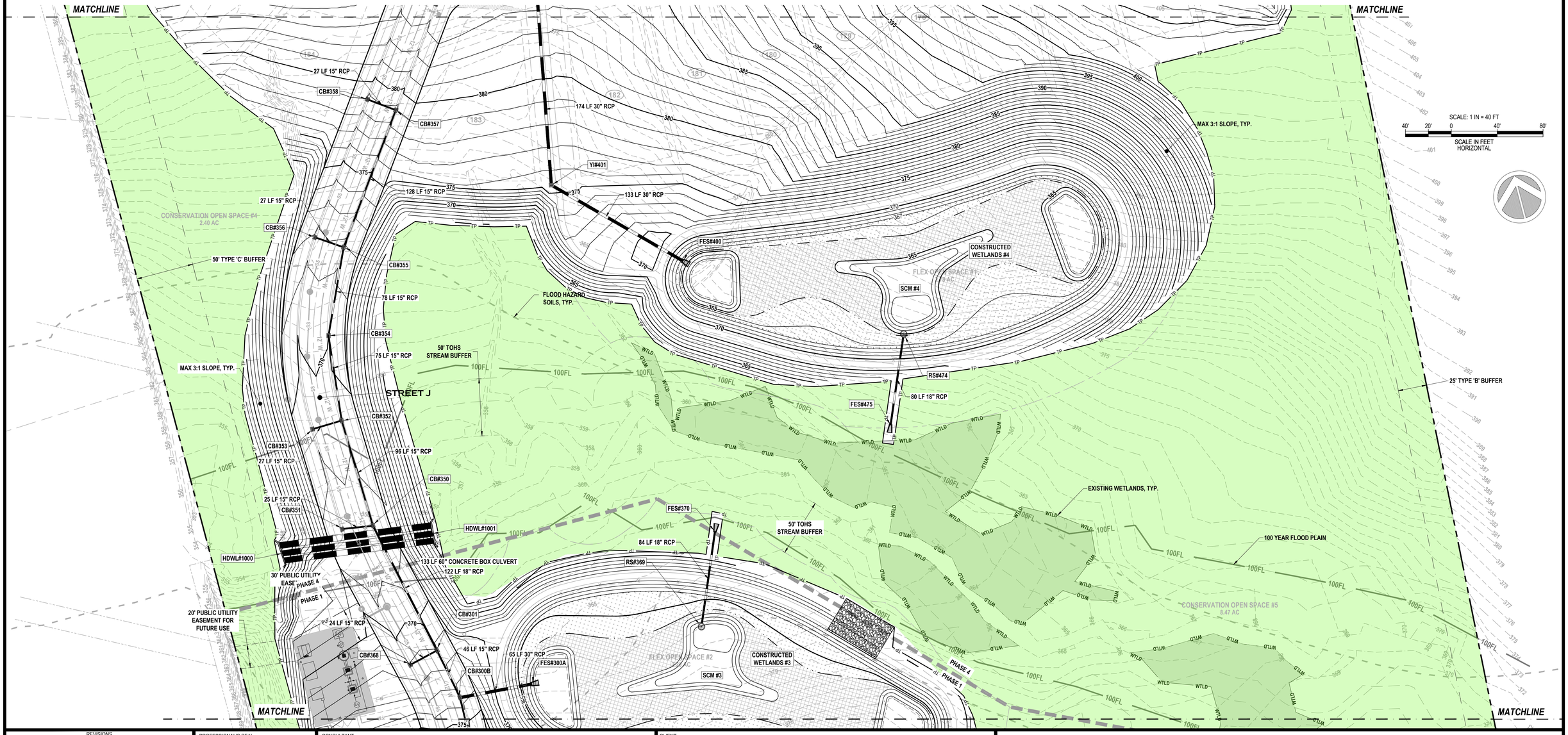
Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.6 PARTIAL GRADING AND DRAINAGE PLAN VI.DWG
PLOTTED: 6/10/2025 9:48 AM

LEGEND:

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- YARD INLET (2'x2')
- OPEN THROAT YARD INLET
- SW=295.40 / FG =295.32 — SPOT ELEVATION
- 4.0% — FLOW DIRECTION
- RIP-RAP OUTLET PROTECTION
- STORM DRAIN LINE
- 400 — MAJOR CONTOUR
- MINOR CONTOUR
- INTERMEDIATE CONTOUR

SITE KEY PLAN





REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA ENGINEER ANDREW S. PETTY 36823
PRELIMINARY FOR REVIEW ONLY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEER EST. 1.0 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT — A PARTNER IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

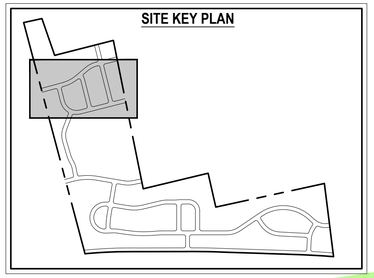
PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
PARTIAL GRADING AND DRAINAGE PLAN VII

C-5.7

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.7 PARTIAL GRADING AND DRAINAGE PLAN VII.DWG
PLOTTED: 6/10/2025 9:49 AM

SITE KEY PLAN



LEGEND:

- FLARED END SECTION
- RISER STRUCTURE
- CATCH BASIN
- YARD INLET
- YARD INLET (2'x2')
- OPEN THROAT YARD INLET
- SW=295.40 / FG =295.32 — SPOT ELEVATION
- 4.0% — FLOW DIRECTION
- RIP-RAP OUTLET PROTECTION
- STORM DRAIN LINE
- 400 — MAJOR CONTOUR
- MINOR CONTOUR
- INTERMEDIATE CONTOUR

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET HORIZONTAL

MATCHLINE

MATCHLINE

MATCHLINE

MATCHLINE

STREET L

STREET M

STREET N

STREET K

ACTIVE OPEN SPACE #1
0.55 AC

CONSERVATION OPEN SPACE #8
0.31 AC

50' TYPE 'C' BUFFER

50' TYPE 'C' BUFFER

50' TYPE 'C' BUFFER

25' TYPE 'B' BUFFER

CB#426 87 LF 15" RCP
CB#425 27 LF 15" RCP
CB#443 27 LF 15" RCP
CB#442 81 LF 15" RCP
CB#441 74 LF 15" RCP
CB#440 88 LF 15" RCP
CB#471 27 LF 15" RCP
CB#472 188 LF 15" RCP
CB#439 27 LF 15" RCP
CB#470 41 LF 15" RCP
CB#438 27 LF 15" RCP
CB#469 87 LF 15" RCP
CB#473 27 LF 15" RCP
CB#437 92 LF 15" RCP
CB#466 25 LF 15" RCP
CB#436 27 LF 15" RCP
CB#465 73 LF 15" RCP
CB#435 80 LF 15" RCP
CB#434 48 LF 15" RCP
CB#433 38 LF 15" RCP
CB#432 27 LF 15" RCP
CB#431 38 LF 15" RCP
CB#464 27 LF 30" RCP
CB#430 27 LF 15" RCP
CB#402 27 LF 15" RCP
CB#445 111 LF 15" RCP
CB#446 27 LF 15" RCP
CB#447 27 LF 15" RCP
CB#449 27 LF 15" RCP
CB#451 27 LF 15" RCP
CB#450 141 LF 15" RCP
CB#448 41 LF 15" RCP
CB#410 165 LF 15" RCP
CB#411 27 LF 15" RCP
CB#452 27 LF 15" RCP
CB#412 180 LF 15" RCP
CB#453 27 LF 15" RCP
CB#413 165 LF 15" RCP
CB#454 27 LF 15" RCP
CB#427 25 LF 15" RCP
CB#424 39 LF 15" RCP
CB#423 49 LF 15" RCP
CB#422 87 LF 15" RCP
CB#421 27 LF 15" RCP
CB#462 27 LF 15" RCP
CB#461 136 LF 15" RCP
CB#420 161 LF 15" RCP
CB#405 40 LF 15" RCP
CB#406 111 LF 15" RCP
CB#407 27 LF 15" RCP
CB#408 41 LF 15" RCP
CB#409 27 LF 15" RCP
CB#404 40 LF 15" RCP
CB#403 138 LF 15" RCP
CB#428 27 LF 15" RCP
CB#429 27 LF 15" RCP
CB#444 27 LF 15" RCP
CB#463 28 LF 15" RCP
CB#468 27 LF 15" RCP
CB#467 41 LF 15" RCP
CB#460 87 LF 15" RCP
CB#459 92 LF 15" RCP
CB#458 25 LF 15" RCP
CB#457 27 LF 15" RCP
CB#456 73 LF 15" RCP
CB#455 80 LF 15" RCP

REVISIONS			
1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA 36823 ENGINEER ANDREW S. PETTY
PRELIMINARY FOR REVIEW ONLY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING NORTH CAROLINA EST. 10
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT — A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

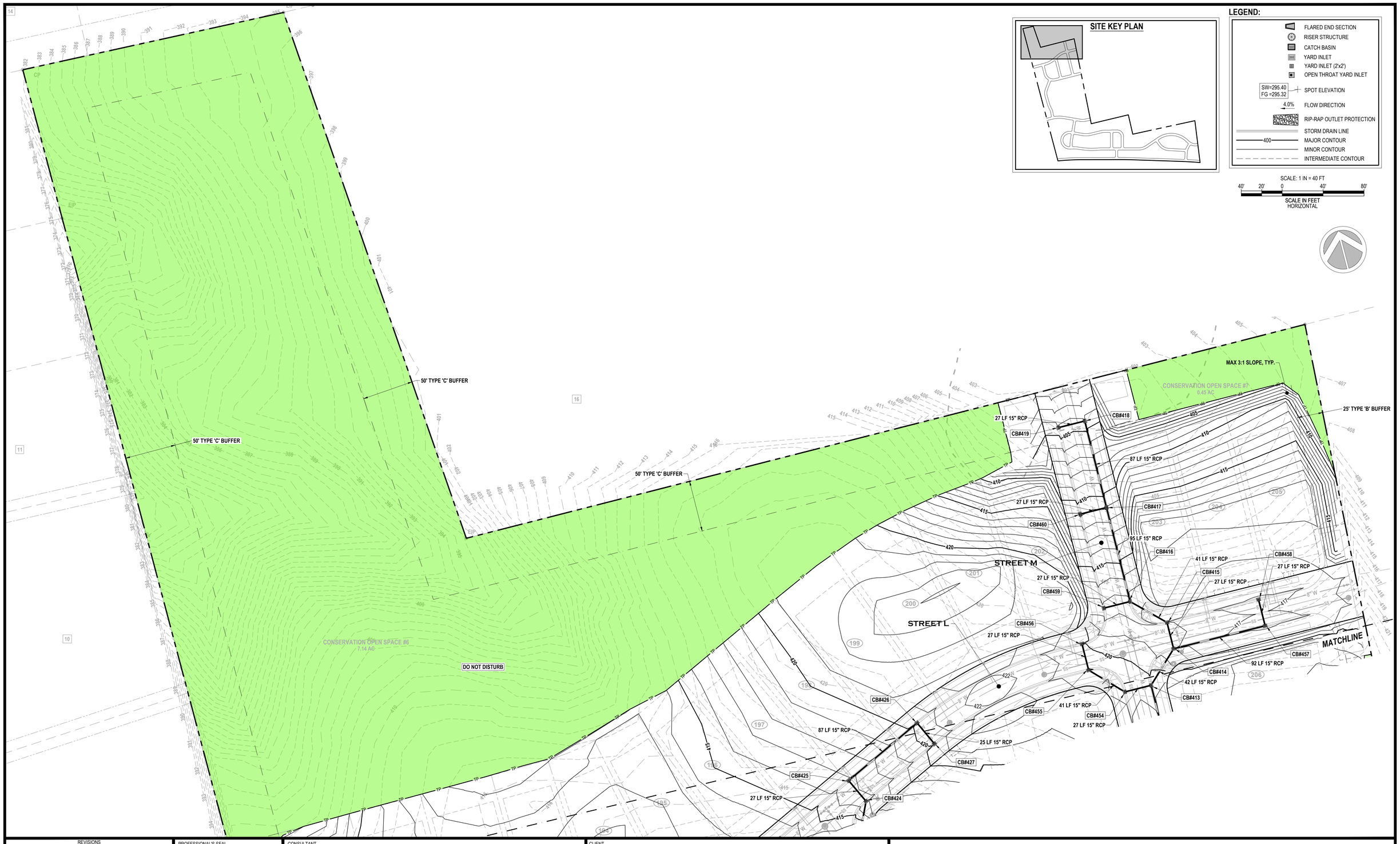
DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL GRADING AND DRAINAGE PLAN VIII

C-5.8

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.8 PARTIAL GRADING AND DRAINAGE PLAN VIII.DWG
PLOTTED: 6/10/2025 9:49 AM



REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA
PRELIMINARY
FOR REVIEW ONLY
36823
ENGINEER
ANDREW S. PETTY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERS EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL GRADING AND DRAINAGE PLAN IX

C-5.9

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-5.9 PARTIAL GRADING AND DRAINAGE PLAN IX.DWG
PLOTTED: 6/10/2025 9:50 AM

LINE TABLE

NAME	ROADWAY	LENGTH	DIRECTION	BEGIN STATION	END STATION
L1	STREET A	261.40'	N14°30'16"E	10+00.00	12+61.40
L2	STREET B	366.21'	N75°29'44"W	10+00.00	13+66.21
L3	STREET B	90.08'	N79°56'36"W	14+05.02	14+95.10
L4	STREET B	160.73'	N67°44'23"W	18+14.60	19+75.32
L5	STREET B	75.72'	N78°13'54"W	20+66.88	21+42.60
L6	STREET B	291.43'	S65°58'09"E	27+80.16	30+71.59
L7	STREET B	275.13'	S88°58'31"E	32+72.36	35+47.49
L8	STREET B	122.67'	S75°29'44"E	36+18.07	37+40.74
L9	STREET B	49.55'	S76°39'07"E	37+40.74	37+90.29
L10	STREET C	553.25'	S75°29'44"E	10+00.00	15+53.25
L11	STREET C	370.34'	N70°25'33"E	17+31.68	21+02.02
L12	STREET C	66.68'	S33°06'54"E	28+35.97	29+02.65
L13	STREET C	29.36'	S82°38'30"E	31+18.75	31+48.11
L14	STREET D	126.22'	S19°34'27"E	10+00.00	11+26.22
L15	STREET D	359.66'	S72°30'13"E	14+03.36	17+63.02
L16	STREET D	44.10'	S64°37'49"E	17+91.19	18+35.29
L17	STREET E	224.43'	N17°29'47"E	10+00.00	12+24.43
L18	STREET E	94.50'	N45°54'09"E	13+74.37	14+68.87
L19	STREET F	305.00'	N14°30'16"E	10+00.00	13+05.00
L20	STREET F	132.00'	N75°29'44"W	15+04.49	16+36.49

LINE TABLE

NAME	ROADWAY	LENGTH	DIRECTION	BEGIN STATION	END STATION
L21	STREET F	432.00'	S14°30'16"W	16+36.49	20+68.49
L22	STREET G	32.20'	N11°46'06"E	10+00.00	10+32.20
L23	STREET G	501.12'	N24°01'51"E	12+03.42	17+04.54
L24	STREET H	133.44'	S86°52'30"E	10+00.00	11+33.44
L25	STREET H	389.97'	N65°58'09"W	12+42.90	16+32.88
L26	STREET H	112.35'	S89°38'54"W	19+73.32	20+85.67
L27	STREET J	259.04'	N3°07'23"E	10+00.00	12+59.04
L28	STREET J	107.99'	N13°51'37"W	13+19.81	14+27.80
L29	STREET J	93.63'	N1°57'22"W	14+70.39	15+64.02
L30	STREET J	259.49'	N35°19'29"E	17+26.69	19+86.18
L31	STREET K	229.18'	S0°23'53"W	10+00.00	12+29.18
L32	STREET K	656.13'	S89°36'07"E	15+43.34	21+99.47
L33	STREET L	387.72'	N89°20'37"E	10+00.00	13+87.72
L34	STREET L	179.94'	N64°25'21"E	16+05.20	17+85.14
L35	STREET L	293.07'	S89°36'07"E	19+43.81	22+36.88
L36	STREET M	856.96'	N0°23'53"E	10+00.00	18+56.96
L37	STREET N	412.63'	N0°23'53"E	10+00.00	14+12.63
L38	STREET N	2.47'	N25°34'39"W	15+05.57	15+08.04
L39	STREET P	214.81'	N15°44'40"E	10+00.00	12+14.81

CURVE TABLE

NAME	ROADWAY	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH	MIDDLE ORDINATE	EXTERNAL DISTANCE	CHORD DIRECTION	BEGIN STATION	END STATION
C1	STREET B	500.00'	38.81'	38.80'	19.42'	0.38	0.38'	N77°43'10"W	13+66.21	14+05.02
C2	STREET B	1500.00'	319.49'	318.89'	160.35'	8.50	8.55'	N73°50'30"W	14+95.10	18+14.60
C3	STREET B	500.00'	91.56'	91.43'	45.91'	2.09	2.10'	N72°59'08"W	19+75.32	20+66.88
C4	STREET B	190.00'	637.57'	377.83'	1768.74'	210.29	1968.91'	N17°53'59"E	21+42.60	27+80.16
C5	STREET B	500.00'	200.77'	199.42'	101.75'	10.04	10.25'	S77°28'20"E	30+71.59	32+72.36
C6	STREET B	300.00'	70.58'	70.42'	35.45'	2.07	2.09'	S82°14'08"E	35+47.49	36+18.07
C7	STREET C	300.00'	178.43'	175.82'	91.94'	13.17	13.77'	N87°27'55"E	15+53.25	17+31.68
C8	STREET C	550.00'	733.95'	680.69'	433.27'	117.95	150.16'	S71°20'40"E	21+02.02	28+35.97
C9	STREET C	250.00'	216.10'	209.43'	115.32'	22.99	25.32'	S57°52'42"E	29+02.65	31+18.75
C10	STREET D	300.00'	277.14'	267.39'	149.34'	31.44	35.12'	S46°02'20"E	11+26.22	14+03.36
C11	STREET D	205.00'	28.17'	28.15'	14.11'	0.48	0.48'	S68°34'01"E	17+63.02	17+91.19
C12	STREET E	300.00'	149.94'	148.38'	76.57'	9.32	9.62'	N31°48'51"E	12+24.43	13+74.37

CURVE TABLE

NAME	ROADWAY	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT LENGTH	MIDDLE ORDINATE	EXTERNAL DISTANCE	CHORD DIRECTION	BEGIN STATION	END STATION
C13	STREET F	127.00'	199.49'	179.61'	127.00'	37.20	52.61'	N30°29'44"W	13+05.00	15+04.49
C14	STREET G	800.00'	171.22'	170.89'	85.94'	4.58	4.60'	N17°53'59"E	10+32.20	12+03.42
C15	STREET H	300.00'	109.46'	108.86'	55.35'	4.98	5.06'	N76°25'19"W	11+33.44	12+42.90
C16	STREET H	800.00'	340.45'	337.88'	172.84'	18.04	18.46'	N78°09'37"W	16+32.88	19+73.32
C17	STREET J	205.00'	60.77'	60.54'	30.61'	2.25	2.27'	N5°22'07"W	12+59.04	13+19.81
C18	STREET J	205.00'	42.59'	42.52'	21.37'	1.11	1.11'	N7°54'29"W	14+27.80	14+70.39
C19	STREET J	250.00'	162.67'	159.81'	84.33'	13.11	13.84'	N16°41'03"E	15+64.02	17+26.69
C20	STREET K	200.00'	314.16'	282.84'	200.00'	58.58	82.84'	S44°36'07"E	12+29.18	15+43.34
C21	STREET L	500.00'	217.48'	215.77'	110.49'	11.78	12.06'	N76°52'59"E	13+87.72	16+05.20
C22	STREET L	350.00'	158.68'	157.32'	80.73'	8.95	9.19'	N77°24'37"E	17+85.14	19+43.81
C23	STREET N	205.00'	92.94'	92.15'	47.28'	5.24	5.38'	N12°35'23"W	14+12.63	15+05.57

SANITARY SEWER MANHOLE DEPTH TABLE

MANHOLE NO.	TYPE	DIA. (IN)	DEPTH (FT)
1	SSMH	60"	10.98'
2	SSMH	48"	4.02'
3	SSMH	48"	4.02'
5	SSMH	60"	14.96'
6	SSMH	48"	12.66'
7	SSMH	48"	10.50'
8	SSMH	48"	8.24'
9	SSMH	48"	8.51'
10	SSMH	48"	11.75'
11	SSMH	48"	10.50'
12	SSMH	48"	7.80'
13	SSMH	48"	8.44'
14	SSMH	48"	10.50'
15	SSMH	48"	10.50'
16	SSMH	48"	11.20'
17	SSMH	48"	11.19'
18	SSMH	48"	10.97'
19	SSMH	48"	10.74'
20	SSMH	48"	10.50'
21	SSMH	48"	10.50'

SANITARY SEWER MANHOLE DEPTH TABLE

MANHOLE NO.	TYPE	DIA. (IN)	DEPTH (FT)
22	SSMH	48"	8.65'
23	SSMH	48"	7.05'
24	SSMH	48"	7.96'
25	SSMH	48"	9.18'
26	SSMH	60"	12.04'
27	SSMH	60"	16.38'
28	SSMH	60"	17.09'
29	SSMH	60"	14.88'
30	SSMH	60"	13.69'
31	SSMH	60"	12.03'
32	SSMH	48"	10.70'
33	SSMH	48"	9.92'
34	SSMH	48"	10.48'
35	SSMH	60"	20.36'
36	SSMH	48"	10.77'
37	SSMH	48"	10.50'
38	SSMH	60"	15.85'
39	SSMH	60"	12.14'
40	SSMH	48"	10.56'
41	SSMH	48"	9.86'

SANITARY SEWER MANHOLE DEPTH TABLE

MANHOLE NO.	TYPE	DIA. (IN)	DEPTH (FT)
42	SSMH	48"	10.02'
43	SSMH	60"	12.14'
44	SSMH	60"	12.18'
45	SSMH	48"	11.74'
46	SSMH	48"	11.56'
47	SSMH	48"	11.38'
48 C	SSMH	48"	7.87'
48 A	SSMH	48"	11.50'
48 B	SSMH	48"	11.06'
49	SSMH	48"	11.01'
50	SSMH	48"	10.82'
51	SSMH	48"	10.64'
52	SSMH	48"	11.62'
53	SSMH	60"	13.85'
54	SSMH	60"	14.74'
55	SSMH	60"	13.28'
56	SSMH	48"	10.50'
57	SSMH	60"	12.03'
58	SSMH	48"	11.79'
59	SSMH	48"	11.54'

SANITARY SEWER MANHOLE DEPTH TABLE

MANHOLE NO.	TYPE	DIA. (IN)	DEPTH (FT)
60	SSMH	48"	11.27'
61	SSMH	48"	11.02'
62	SSMH	48"	10.78'
63	SSMH	48"	10.54'
64	SSMH	48"	10.65'
65	SSMH	48"	10.61'
66	SSMH	48"	10.50'
67	SSMH	48"	10.50'
68	SSMH	48"	10.50'
69	SSMH	48"	10.70'
70	SSMH	48"	10.61'
71	SSMH	60"	13.73'
72	SSMH	60"	16.62'
73	SSMH	60"	18.04'
74	SSMH	60"	18.63'
75	SSMH	60"	13.58'
76	SSMH	60"	12.55'
77	SSMH	60"	12.28'
78	SSMH	60"	12.87'
79	SSMH	60"	14.13'

SANITARY SEWER MANHOLE DEPTH TABLE

MANHOLE NO.	TYPE	DIA. (IN)	DEPTH (FT)
80	SSMH	60"	16.54'
81	SSMH	48"	10.50'
82	SSMH	60"	13.24'
83	SSMH	60"	13.34'
84	SSMH	48"	10.50'
85	SSMH	60"	16.15'
86	SSMH	60"	8.14'
87	SSMH	48"	8.22'
88	SSMH	48"	8.42'
90	SSMH	48"	4.55'
91	SSMH	48"	4.56'
92	SSMH	48"	4.56'
93	SSMH	60"	4.56'
93A	SSMH	48"	4.56'
95	SSMH	48"	4.93'
96A	SSMH	48"	4.56'
96B	SSMH	48"	4.42'
97A	SSMH	48"	9.34'
98	SSMH	48"	4.56'
99	SSMH	48"	4.56'

SANITARY SEWER MANHOLE DEPTH TABLE

MANHOLE NO.	TYPE	DIA. (IN)	DEPTH (FT)
100A	SSMH	48"	10.30'
100B	SSMH	48"	9.32'
101	SSMH	48"	9.39'
102	SSMH	48"	9.25'
103	SSMH	48"	9.91'
105	SSMH	48"	10.03'
106	SSMH	48"	10.45'
107	SSMH	48"	10.44'
108	SSMH	48"	10.42'
109	SSMH	48"	10.53'
110	SSMH	48"	8.25'
111	SSMH	48"	10.50'
112	SSMH	60"	14.64'
113	SSMH	48"	10.50'
114	SSMH	48"	10.50'
115	SSMH	60"	14.66'
116	SSMH	48"	10.58'
117	SSMH	48"	8.34'
118	SSMH	48"	7.58'
119	SSMH	48"	10.50'

SANITARY SEWER MANHOLE DEPTH TABLE

MANHOLE NO.	TYPE	DIA. (IN)	DEPTH (FT)
120	SSMH	48"	10.50'
121	SSMH	48"	10.50'
122	SSMH	48"	10.58'
123	SSMH	48"	10.50'
124	SSMH	48"	10.54'
125	SSMH	48"	11.89'
126	SSMH	48"	10.98'
127	SSMH	60"	15.54'
128	SSMH	48"	8.50'

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\C-7.0 DESIGN TABLES.DWG
PLOTTED: 6/10/2025 9:51 AM

REVISIONS

1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/15/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA
PROFESSIONAL ENGINEER
36823
ANDREW S. PETTY
PRELIMINARY FOR REVIEW ONLY

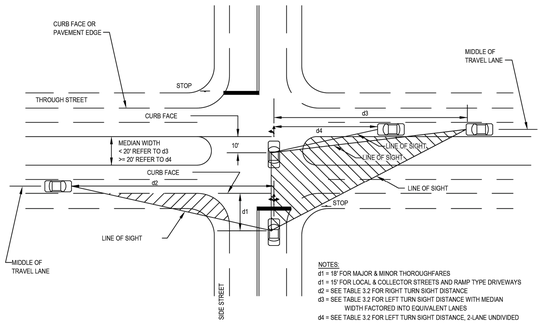
CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING CORPORATION EST. 1.0 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING
PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-9124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
DESIGN TABLES

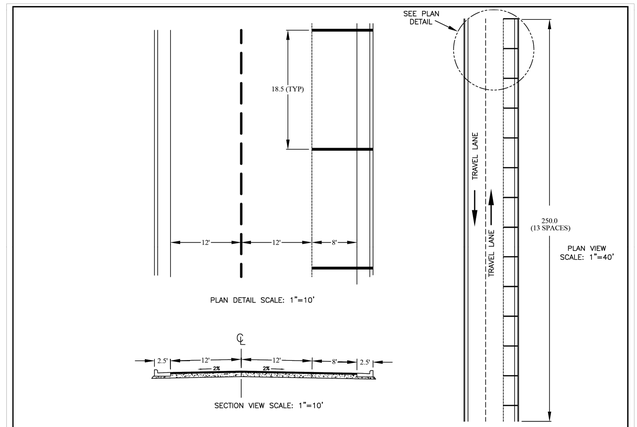
C-7.0



NOTES:
d1 = 18' FOR MAJOR & MINOR THOROUGHFARES
d1 = 15' FOR LOCAL & COLLECTOR STREETS AND RAMP TYPE DRIVEWAYS
d2 = SEE TABLE 3.2 FOR RIGHT TURN SIGHT DISTANCE
d3 = SEE TABLE 3.2 FOR LEFT TURN SIGHT DISTANCE WITH MEDIAN WIDTH FACTORED INTO EQUIVALENT LANES
d4 = SEE TABLE 3.2 FOR LEFT TURN SIGHT DISTANCE, 2-LANE UNDIVIDED

DRAWING NOT TO SCALE

INTERSECTION SIGHT DISTANCE STOP SIGN CONTROL MULTI-LANE ROADWAY	STANDARD DETAIL NUMBER: HS333
TOWN OF HOLLY SPRINGS	DATE / REVISIONS
	10/26/04

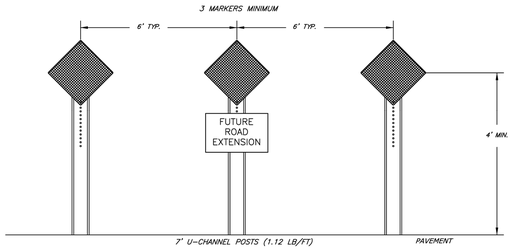


ON STREET STANDARD PARALLEL PARKING ONE SIDE DETAIL	STANDARD DETAIL NUMBER: HS345
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	6/12/15

END OF ROAD MARKERS

TYPICAL APPLICATION AT END OF ROADWAY (DEAD END)
REGARDLESS OF WHETHER GUARDRAIL IS INSTALLED

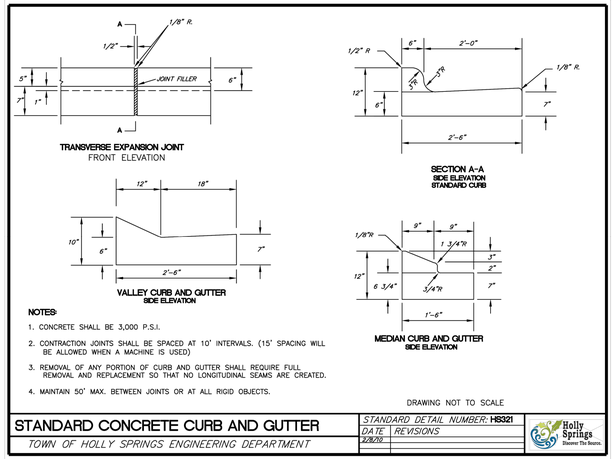
NOTE: TRAFFIC CONTROL POSTS/BOLLARDS SHALL BE PAINTED BLACK OR PAINTED TO MATCH THE PRIMARY HOUSING COLOR SCHEME.



NOTE:
1. ADVANCED WARNING SIGNAGE W14-1(DEAD END) REQUIRED AS PER MUTCD FOR DEAD END JUST AFTER LAST INTERSECTING STREET.
2. MARKERS TO COVER ENTIRE STREET WITH SPACING STARTING AT CURB.

DRAWING NOT TO SCALE

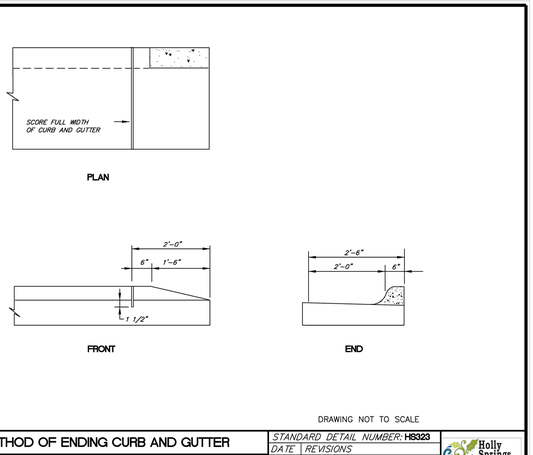
END OF ROAD MARKERS (DEAD END)	STANDARD DETAIL NUMBER: HS353
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	2/23/16



NOTES:
1. CONCRETE SHALL BE 3,000 P.S.I.
2. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED)
3. REMOVAL OF ANY PORTION OF CURB AND GUTTER SHALL REQUIRE FULL REMOVAL AND REPLACEMENT SO THAT NO LONGITUDINAL SEAMS ARE CREATED.
4. MAINTAIN 50' MAX. BETWEEN JOINTS OR AT ALL RIGID OBJECTS.

DRAWING NOT TO SCALE

STANDARD CONCRETE CURB AND GUTTER	STANDARD DETAIL NUMBER: HS321
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS

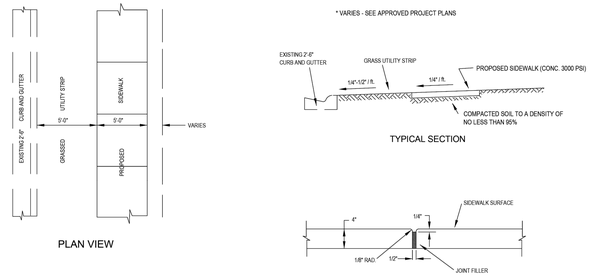


DRAWING NOT TO SCALE

STANDARD METHOD OF ENDING CURB AND GUTTER	STANDARD DETAIL NUMBER: HS323
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	2/26/16

NOTES:
1. SIDEWALK SHALL BE 6" DEPTH AT ALL DRIVEWAYS.
2. SIDEWALK SHALL BE 4" DEPTH AT ALL HANDICAP RAMPS.
3. TRANSVERSE EXPANSION JOINT TO BE A MAX OF 50 FEET.

* VARIES - SEE APPROVED PROJECT PLANS



DRAWING NOT TO SCALE

STANDARD CONCRETE SIDEWALK	STANDARD DETAIL NUMBER: HS327
TOWN OF HOLLY SPRINGS	DATE / REVISIONS
	12/19/23

REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA REGISTERED ENGINEER ANDREW S. PETTY 36823
PRELIMINARY FOR REVIEW ONLY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 1.0 NORTH CAROLINA INC.
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

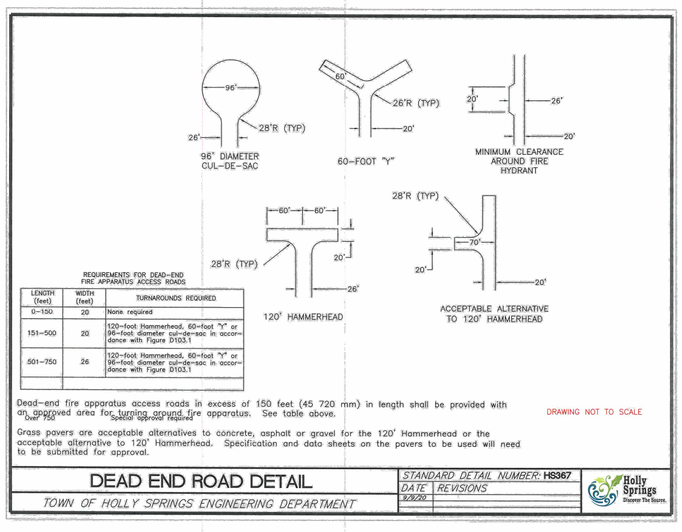
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-9124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
SITE DETAILS I

D-1.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\D-1.0 SITE DETAILS I.DWG
PLOTTED: 6/10/2025 9:51 AM



REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
over 750		Special approval required

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. See table above.

Grass pavers are acceptable alternatives to concrete, asphalt or gravel for the 120' Hammerhead or the acceptable alternative to 120' Hammerhead. Specification and data sheets on the pavers to be used will need to be submitted for approval.

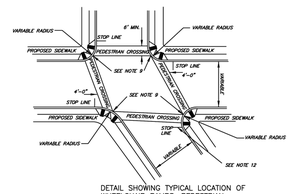
DRAWING NOT TO SCALE

DEAD END ROAD DETAIL

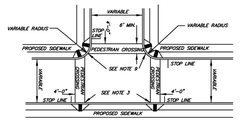
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS367

DATE	REVISIONS
3/3/20	



DETAIL SHOWING TYPICAL LOCATION OF WHEELCHAIR RAMPS, PEDESTRIAN CROSSWALKS AND STOP BARS



DETAIL SHOWING TYPICAL LOCATION OF WHEELCHAIR RAMPS, PEDESTRIAN CROSSWALKS AND STOP BARS FOR TEE INTERSECTION

NOTES:

1. THE WALKING SURFACE SHALL BE SLOPE RESISTANT. DETECTABLE WARNING DOMES SHALL COVER THE FULL WIDTH AND DEPTH OF THE RAMP FLOOR. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9". A HEIGHT OF 0.2" AND CENTER-TO-CENTER SPACING OF NOMINAL 2.35". THE RAMP SHALL BE BLACK IN COLOR.
2. CROSSWALK WIDTHS AND CONFIGURATION VARY. MUST CONFORM TO TRAFFIC DESIGN STANDARDS.
3. NORTH CAROLINA GENERAL STATUE 136-44.44 REQUIRES THAT ALL STREET CURBS BEING CONSTRUCTED OR RECONSTRUCTED AT INTERSECTIONS OR OTHER LOCATIONS WHERE PEDESTRIANS ARE PERMITTED OR UTILIZED OR ALTERED FOR ANY REASON AFTER SEPTEMBER 1, 1973 SHALL PROVIDE WHEEL CHAIR RAMPS FOR THE PHYSICALLY HANDICAPPED AT ALL INTERSECTIONS WHERE BOTH CURB AND GUTTER AND SIDEWALKS ARE PROVIDED AND AT OTHER POINTS OF PEDESTRIAN FLOW.
IN ADDITION SECTION 228 OF THE 1973 FEDERAL AND HIGHWAY SAFETY ACT REQUIRES PROVISION OF CURB RAMPS FOR ALL NEW CONSTRUCTION AFTER JULY 1, 1976 WHETHER A SIDEWALK IS PROPOSED INITIALLY OR IS PLANNED FOR FUTURE DATE
THE AMERICANS WITH DISABILITY ACT (ADA) OF 1990 EXTENDS TO INDIVIDUALS WITH DISABILITIES, PROTECTIONS SIMILAR TO THOSE PROVIDED TO PERSONS ON THE BASIS OF RACE, COLOR, NATIONAL ORIGIN AND RELIGION UNDER THE CIVIL RIGHTS ACT OF 1964. THESE CURB RAMPS HAVE BEEN DESIGNED TO COMPLY WITH TITLE 111 OF THE ADA, BECOMING EFFECTIVE ON JANUARY 26, 1992
4. AT MARKED CROSSWALKS, CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT REQUIRE USERS TO CROSS AN EXCESSIVE WIDTH OF VEHICULAR TRAVEL LANES. WHEELCHAIR RAMPS SHALL BE LOCATED AS INDICATED IN THESE DETAILS. HOWEVER, THE LOCATION MAY BE ADJUSTED BY THE ENGINEER WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS ETC. AFFECT PLACEMENT. AT ALL LOCATIONS, NOT LESS THAN 2 FEET OF FULL HEIGHT CURB SHALL BE PLACED BETWEEN THE RAMPS.
5. NO SLOPE ON THE WHEELCHAIR RAMP SHALL EXCEED 1"/1" (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
6. IN NO CASE SHALL THE WIDTH OF THE WHEELCHAIR RAMP BE LESS THAN 40" (3'-4"). HOWEVER, WIDTH MAY EXCEED 40".
7. USE CLASS "B" CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NON-SKID TYPE SURFACE.
8. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE CONCRETE WHEELCHAIR RAMP JOINS THE CURB.
9. THE INSIDE PEDESTRIAN CROSSWALK LINES SHALL BE SET NO CLOSER IN THE INTERSECTION THAN WOULD BE ESTABLISHED BY BISECTING THE INTERSECTION RADII. (SEE NOTE 14)
10. THE CURB CUT AND THE PEDESTRIAN CROSSWALK LINES SHALL BE COORDINATED SO THAT THE BEGINNING OF THE WHEELCHAIR RAMP WILL FALL WITHIN THE PEDESTRIAN CROSSWALK LINES.
11. THE MINIMUM WIDTH OF THE PEDESTRIAN CROSSWALK SHALL BE 6 FEET. A CROSSWALK WIDTH OF 10' OR GREATER IS DESIRABLE.
12. STOP LINES, NORMALLY PERPENDICULAR TO THE LANE LINES, SHALL BE USED WHERE IT IS IMPORTANT TO INDICATE THE POINT BEHIND WHICH VEHICLES ARE REQUIRED TO STOP IN COMPLIANCE WITH A TRAFFIC SIGNAL STOP SIGN OR OTHER LEGAL REQUIREMENT. AN UNUSUAL APPROACH SKEW MAY REQUIRE THE PLACEMENT OF THE STOP LINE TO BE PARALLEL TO THE INTERSECTING ROADWAY.
13. PARKING SHALL BE ELIMINATED A MINIMUM OF 20 FEET BACK OF PEDESTRIAN CROSSWALK.
14. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE NORTH CAROLINA SUPPLEMENT TO THE MUTCD.

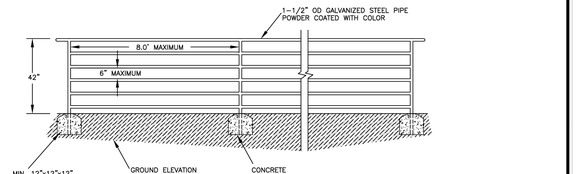
DRAWING NOT TO SCALE

STANDARD WHEELCHAIR RAMP

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS332

DATE	REVISIONS
2/6/09	



NOTE:
THIS DETAIL TO BE USED OUTSIDE OF RIGHT OF WAY ONLY.

DRAWING NOT TO SCALE

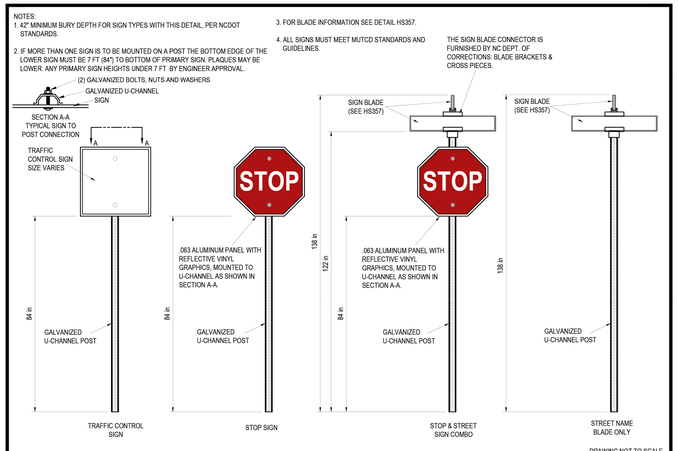
STANDARD EXTERIOR HANDRAIL DETAIL

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS001

DATE	REVISIONS
2/26/08	

NOTES:
1. 42" MINIMUM BURY DEPTH FOR SIGN TYPES WITH THIS DETAIL, PER NCDOT STANDARDS.
2. IF MORE THAN ONE SIGN IS TO BE MOUNTED ON A POST THE BOTTOM EDGE OF THE LOWER SIGN MUST BE 7 FT (84") TO BOTTOM OF PRIMARY SIGN. PLAQUES MAY BE LOWER. ANY PRIMARY SIGN HEIGHTS UNDER 7 FT BY ENGINEER APPROVAL.
3. FOR BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.



DRAWING NOT TO SCALE

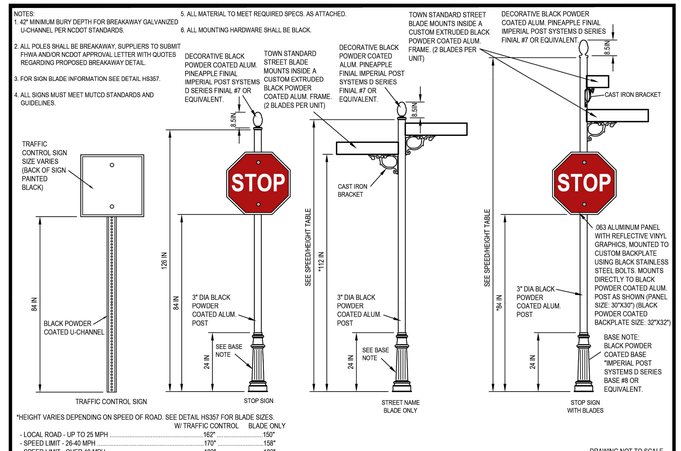
STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS359

DATE	REVISIONS
4/2021	
10/2024	

NOTES:
1. 42" MINIMUM BURY DEPTH FOR BREAKAWAY GALVANIZED U-CHANNEL PER NCDOT STANDARDS.
2. ALL POLES SHALL BE BREAKAWAY. SUPPLIERS TO SUBMIT FHWA AND/OR NCDOT APPROVAL LETTER WITH QUOTES REGARDING PROPOSED BREAKAWAY DETAIL.
3. FOR SIGN BLADE INFORMATION SEE DETAIL HS357.
4. ALL SIGNS MUST MEET MUTCD STANDARDS AND GUIDELINES.
5. ALL MATERIAL TO MEET REQUIRED SPECS. AS ATTACHED.
6. ALL MOUNTING HARDWARE SHALL BE BLACK.



*HEIGHT VARIES DEPENDING ON SPEED OF ROAD. SEE DETAIL HS357 FOR BLADE SIZES.

	W/ TRAFFIC CONTROL	BLADE ONLY
- LOCAL ROAD - UP TO 25 MPH	162"	150"
- SPEED LIMIT - 26-40 MPH	170"	158"
- SPEED LIMIT - OVER 40 MPH	182"	182"

DRAWING NOT TO SCALE

STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS FOR THOROUGHFARES

TOWN OF HOLLY SPRINGS

STANDARD DETAIL NUMBER: HS360

DATE	REVISIONS
4/2021	
10/2024	

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\D-1.1 SITE DETAILS II.DWG
PLOTTED: 6/10/2025 9:51 AM

REVISIONS

1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/16/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
PRELIMINARY FOR REVIEW ONLY
36823
ENGINEER
ANDREW S. PETTY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING CORPORATION EST. 2010 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

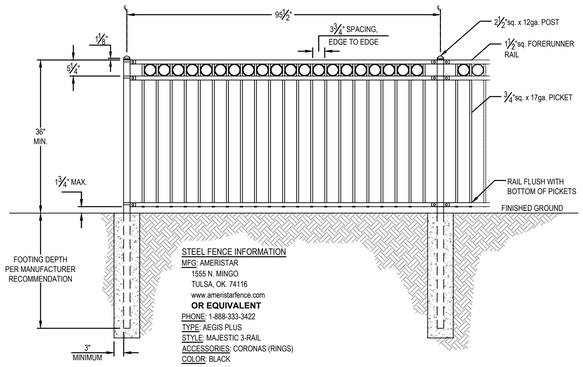
CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

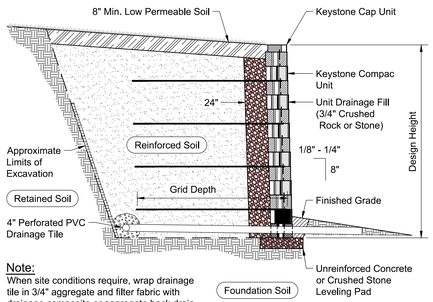
PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
SITE DETAILS II

D-1.1

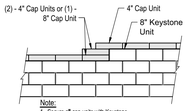


1 / D-1.2 RETAINING WALL FALL PROTECTION FENCE
SCALE: NTS

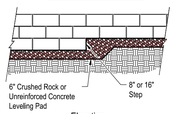


Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

Typical Reinforced Wall Section
Compac Unit - Near Vertical Setback

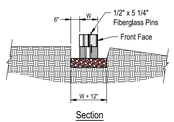


Top of Wall Steps



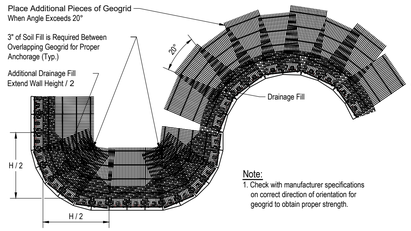
Elevation

Note:
1. The leveling pad is to be constructed of crushed stone or 2000 psi unreinforced concrete.



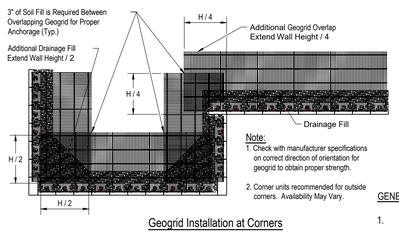
Section

Leveling Pad Detail



Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.

Geogrid Installation on Curves



Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.
2. Corner units recommended for outside corners. Availability May Vary.

Geogrid Installation at Corners

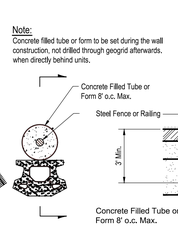
4 / D-1.2 RETAINING WALL DETAILS
SCALE: NTS



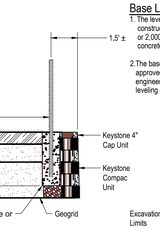
2 / D-1.2 MAIL KIOSK CONCEPT
SCALE: NTS

FREE STANDING MAIL KIOSK - PRELIMINARY DESIGN
MAIL KIOSK ARCHITECTURAL PRELIMINARY DESIGN. FINAL LOCATION & DESIGN MAY BE INCORPORATED INTO THE AMENITY CENTER CLUBHOUSE WHICH WILL BE SUBMITTED UNDER SEPARATE COVER.

Note:
Concrete filled tube or form to be set during the wall construction, not drilled through geogrid afterwards, when directly behind units.



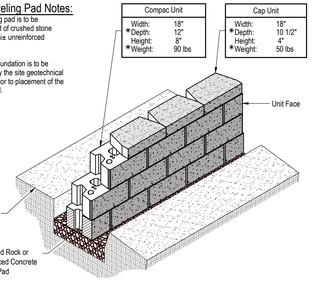
Fence Plan Detail

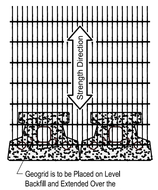


Fence Section & Plan Detail
Compact Unit - Near Vertical Setback

Base Leveling Pad Notes:
1. The leveling pad is to be constructed of crushed stone or 2,000 psisi unreinforced concrete
2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

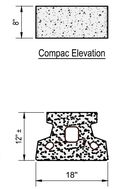
Compac Unit		Cap Unit	
Width:	18"	Width:	18"
*Depth:	12"	*Depth:	10 1/2"
Height:	8"	Height:	4"
*Weight:	90 lbs	*Weight:	50 lbs



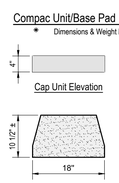


Geogrid is to be Placed on Level Backfill and Extended Over the Fiberglass Pins. Place Next Unit. Pull Grid Taught and Backfill. Stake as required.

Grid & Pin Connection



Compac Elevation
Compac Plan
Compac Unit
* Dimensions May Vary by Region



Compac Unit/Base Pad Isometric Section View
* Dimensions & Weight May Vary by Region
Cap Unit Elevation
Cap Unit Plan
Straight Split Cap Unit Option
* Dimensions & Availability Will Vary by Region

GENERAL NOTES:

1. RETAINING WALL SHALL BE INTEGRALLY TINTED BROWN, RUST, OR EARTH TONE.
2. DETAILS SHOWN REPRESENT A GENERIC SET OF STANDARDS THAT SHALL BE MET. CONTRACTOR IS REQUIRED TO SUBMIT SHOP DRAWINGS TO THE OWNER FOR APPROVAL PRIOR TO OBTAINING BUILDING PERMIT FROM TOWN OF FUQUAY-VARINA.
3. RETAINING WALL BLOCK SHALL BE KEYSTONE COMPAC HEWNSTONE UNIT OR APPROVED EQUAL.

Saved to Z: Drive



Rustic Pine Birdfeeder w/Planter shown in Gazebo Rectangle style



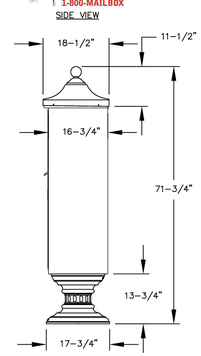
Specifications

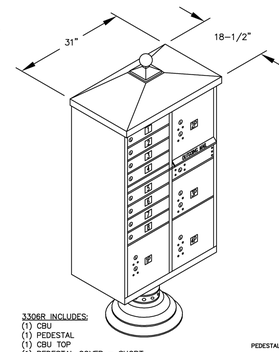
Material:	Rustic Pine
Hardware:	Galvanized
Overall:	21.5"L x 28"W x 77"H
Weight:	40 lbs
Optional:	Stain/Sealer
Features:	Made in the U.S.A.

3 / D-1.2 STANDING BIRD FEEDER DETAIL
SCALE: NTS

mailboxes.com
1-800-MAILBOX
Visit us at: www.mailboxes.com

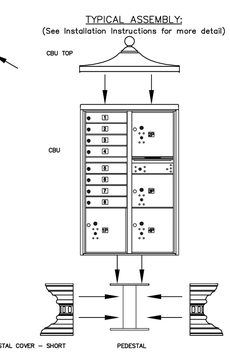
SIDE VIEW





3306R INCLUDES:
(1) CBU
(1) PEDESTAL
(1) CBU TOP
(1) PEDESTAL COVER – SHORT

TYPICAL ASSEMBLY:
(See Installation Instructions for more detail)



MODEL #3306R
REGENCY DECORATIVE CLUSTER BOX UNIT

AVAILABLE COLORS:
SANDSTONE, BRONZE, GREEN, BLACK OR WHITE

USPS ACCESS OR PRIVATE ACCESS

DRAWN: 8/2020

Established in 1936, Salsbury Industries is the industry leader in manufacturing and distributing quality mailboxes.

SALSBURY INDUSTRIES
People Committed to Quality Since 1936®
18300 CENTRAL AVENUE
CARSON, CA 90746-4008
PHONE: (800) 624–5269
FAX: (800) 624–5299
email: engineering@mailboxes.com

REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/19/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA
PRELIMINARY FOR REVIEW ONLY
56823
ENGINEER
ANDREW S. PETTY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

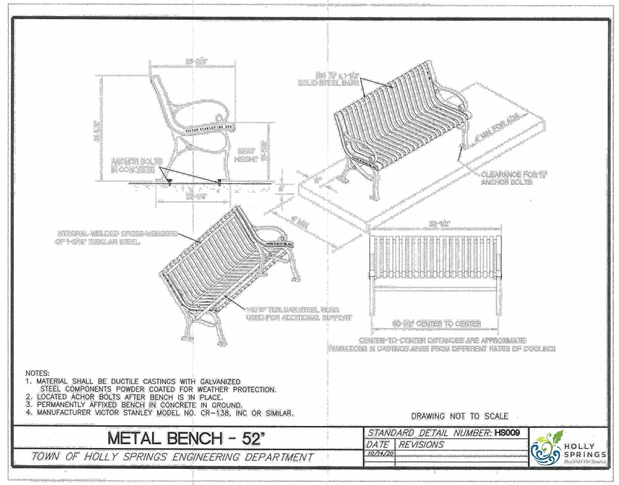
CLIENT
GANDER DEVELOPMENT
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
SITE DETAILS III

D-1.2

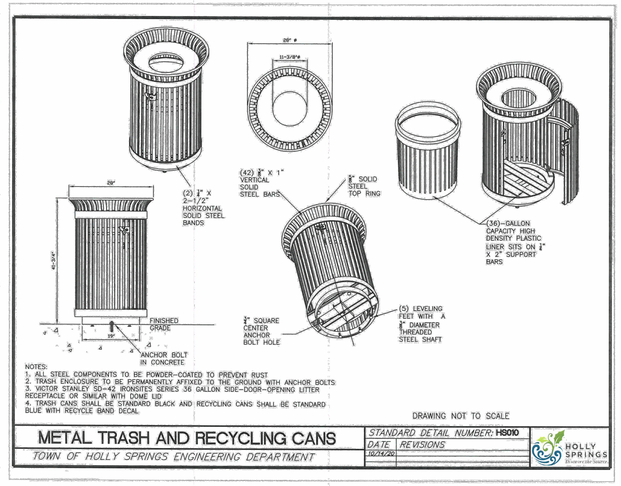
Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\D-1.2 SITE DETAILS III.DWG
PLOTTED: 6/10/2025 9:51 AM



NOTES:
1. MATERIAL SHALL BE DUCTILE CASTINGS WITH GALVANIZED STEEL COMPONENTS POWDER COATED FOR WEATHER PROTECTION.
2. LOCATED ACHOR BOLTS AFTER BENCH IS IN PLACE.
3. PERMANENTLY AFFIXED BENCH IN CONCRETE IN GROUND.
4. MANUFACTURER VICTOR STANLEY MODEL NO. CR-138, INC OR SIMILAR.

DRAWING NOT TO SCALE

METAL BENCH - 52"	STANDARD DETAIL NUMBER: HS009
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	06/24/20



NOTES:
1. ALL STEEL COMPONENTS TO BE POWDER-COATED TO PREVENT RUST
2. TRASH ENCLOSURE TO BE PERMANENTLY AFFIXED TO THE GROUND WITH ANCHOR BOLTS
3. VICTOR STANLEY 50-42 IRONSITES SERIES 36 GALLON SIDE-DOOR-OPENING LITTER RECEPTACLE OR SIMILAR WITH DOME LID
4. TRASH CANS SHALL BE STANDARD BLACK AND RECYCLING CANS SHALL BE STANDARD BLUE WITH RECYCLE BAND DECAL.

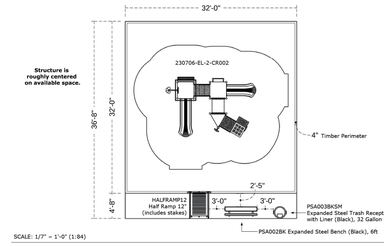
DRAWING NOT TO SCALE

METAL TRASH AND RECYCLING CANS	STANDARD DETAIL NUMBER: HS010
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS
	06/24/20

LENNAR

Playground Equipment.com

Elite: Nancy - Lennar Option II 2D Site Plan





$20k - 35k

Drawing 23-07252

these prices do not include freight, taxes or installation

ELITEPlayEquipment

VINYL PAVILION

Qty: 1
16' x 24'
Style: Traditional
Roof: Asphalt Shingles
Shingle Color: Charcoal Gray
Color: White
Posts: Superior

SHINGLES

CHARCOAL GRAY

wo.392104 v.01.30.25 **Lennar - Raleigh** **Pavilion**

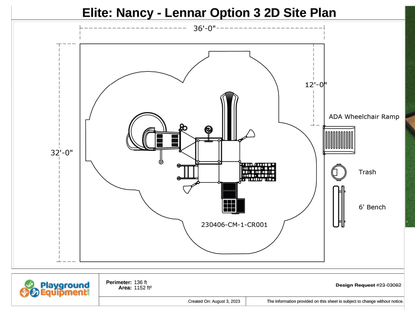
ONSIGHT INDUSTRIES C. WARNER C. NORCROSS

This document is the property of OnSight Industries, LLC. The information and technology embodied herein shall not be reproduced or copied in whole or in part without previous authorization in writing from OnSight Industries, LLC. 900 Central Park Drive, Sanford, FL 32771 P.407.830.8861 F.407.830.5569 onsightindustries.com

LENNAR

Playground Equipment.com

Elite: Nancy - Lennar Option 3 2D Site Plan





$25k - 45k

Drawing 23-03082

these prices do not include freight, taxes or installation

ELITEPlayEquipment

REVISIONS			
1	3/14/2025	TOHS COMMENTS #1	
2	4/17/2025	TOHS COMMENTS #2	
3	5/16/2025	TOHS COMMENTS #3	
4	6/10/2025	TOHS COMMENTS #4	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA PRELIMINARY FOR REVIEW ONLY 36823 ENGINEER ANDREW S. PETTY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849 F (919) 552-2043
205 S. Fuquay Avenue Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNERS IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

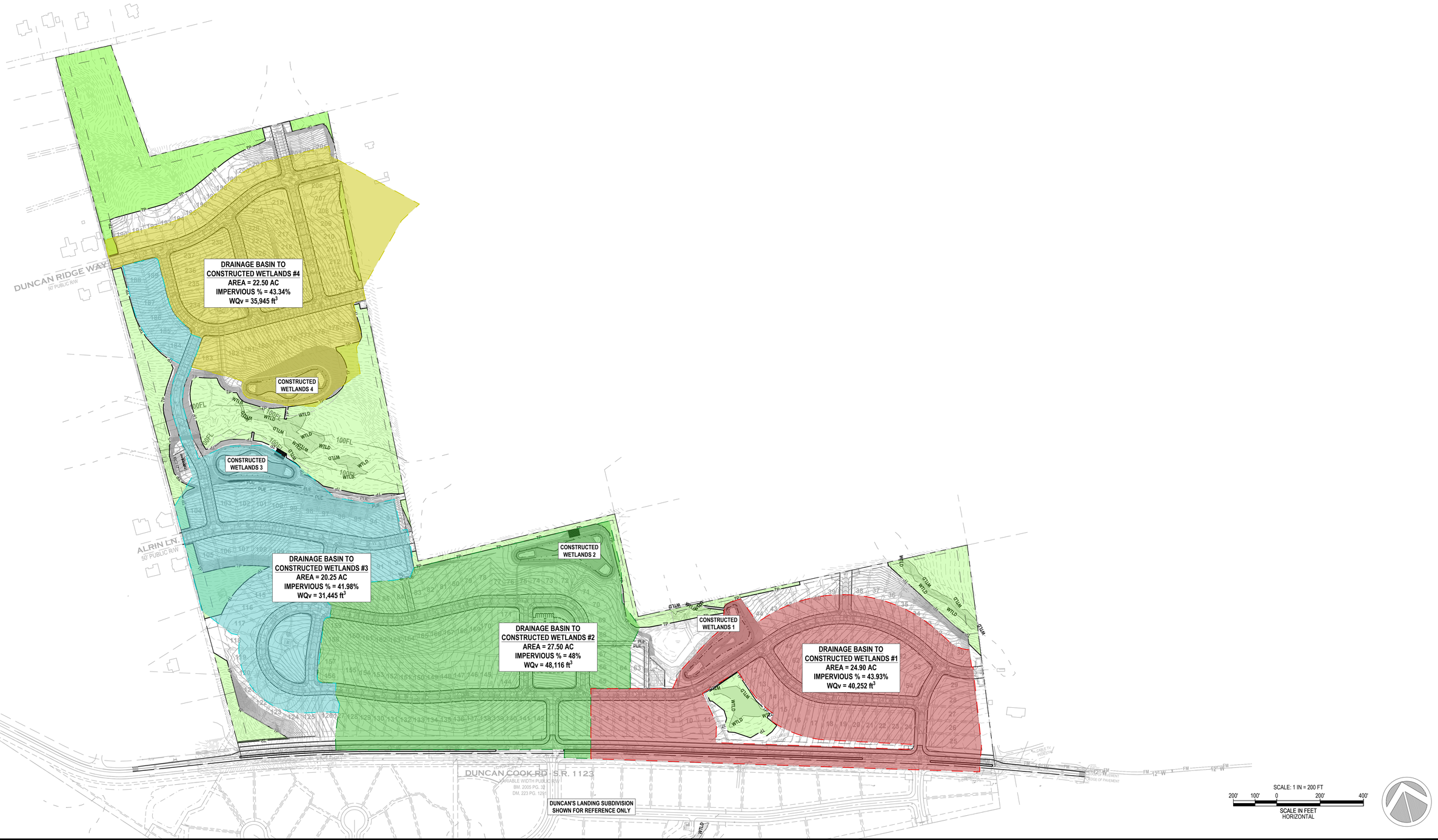
DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

SITE DETAILS IV

D-1.3

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\DEVELOPMENT PETITION PLANS\SHEET FILES\D-1.3 SITE DETAILS IV.DWG
PLOTTED: 6/10/2025 9:51 AM



REVISIONS		
1	3/14/2025	TOHS COMMENTS #1
2	4/17/2025	TOHS COMMENTS #2
3	5/15/2025	TOHS COMMENTS #3
4	6/10/2025	TOHS COMMENTS #4

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 200'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA
PRELIMINARY
FOR REVIEW ONLY
36823
ENGINEER
ANDREW S. PETTY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING CORP.
S.E.T. 1.0
NORTH CAROLINA
NC LIC. NO. P-0799
t (919) 552-0849
f (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNERS IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
SCM DRAINAGE AREA MAP

SW-1.0

Z:\PROJECTS FOLDER-ZEBULON\2023\2023-046 GANDER DUNCAN COOK NORTH - HOLLY SPRINGS\PLANS\3DEVELOPMENT PETITION PLANS\SHEET FILES\C-8.0 SCM DRAINAGE AREA MAP.DWG
PLOTTED: 6/10/2025 9:52 AM



SCALE: 1 IN = 200 FT

200' 100' 0 200' 400'

SCALE IN FEET
HORIZONTAL

LEGEND

- MATURE HARDWOOD MIXED WITH PINES
- MATURE PINES MIXED WITH HARDWOODS
- 20' RADIUS TREE SAMPLE AREA
- SPECIMEN TREE

REVISIONS		
A	3/14/2025	TOHS COMMENTS #1
B	4/17/2025	TOHS COMMENTS #2
C	5/16/2025	TOHS COMMENTS #3

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 200'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

PRELIMINARY FOR REVIEW ONLY

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 2010 NORTH CAROLINA

NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

TREE INVENTORY

L-1.0

D:\DROPBOX\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\HAZEL RIDGE SUBDIVISION\CAD\L-1.0 TREE INVENTORY.DWG
PLOTTED: 5/15/2025 5:07 PM



SCALE: 1 IN = 200 FT

200' 100' 0 200' 400'

SCALE IN FEET
HORIZONTAL

LEGEND

TREE PRESERVATION AREA

TREE PRESERVATION CALCULATIONS

TREE PRESERVATION AREA REQUIRED: 24.20 ACRES (CONDITIONAL DISTRICT)
TREE PRESERVATION AREA PROVIDED: 24.26 ACRES

D:\DROPBOX\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\HAZEL RIDGE SUBDIVISION*CAD\L-2.0 TREE PRESERVATION PLAN.DWG
PLOTTED: 5/15/2025 5:18 PM

REVISIONS		
A	3/14/2025	TOHS COMMENTS #1
B	4/17/2025	TOHS COMMENTS #2
C	5/16/2025	TOHS COMMENTS #3

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 200'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

PRELIMINARY FOR REVIEW ONLY

ADAM SOUTHWELL

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING P.L.L.C. S.E.T. 1.0 NORTH CAROLINA

NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

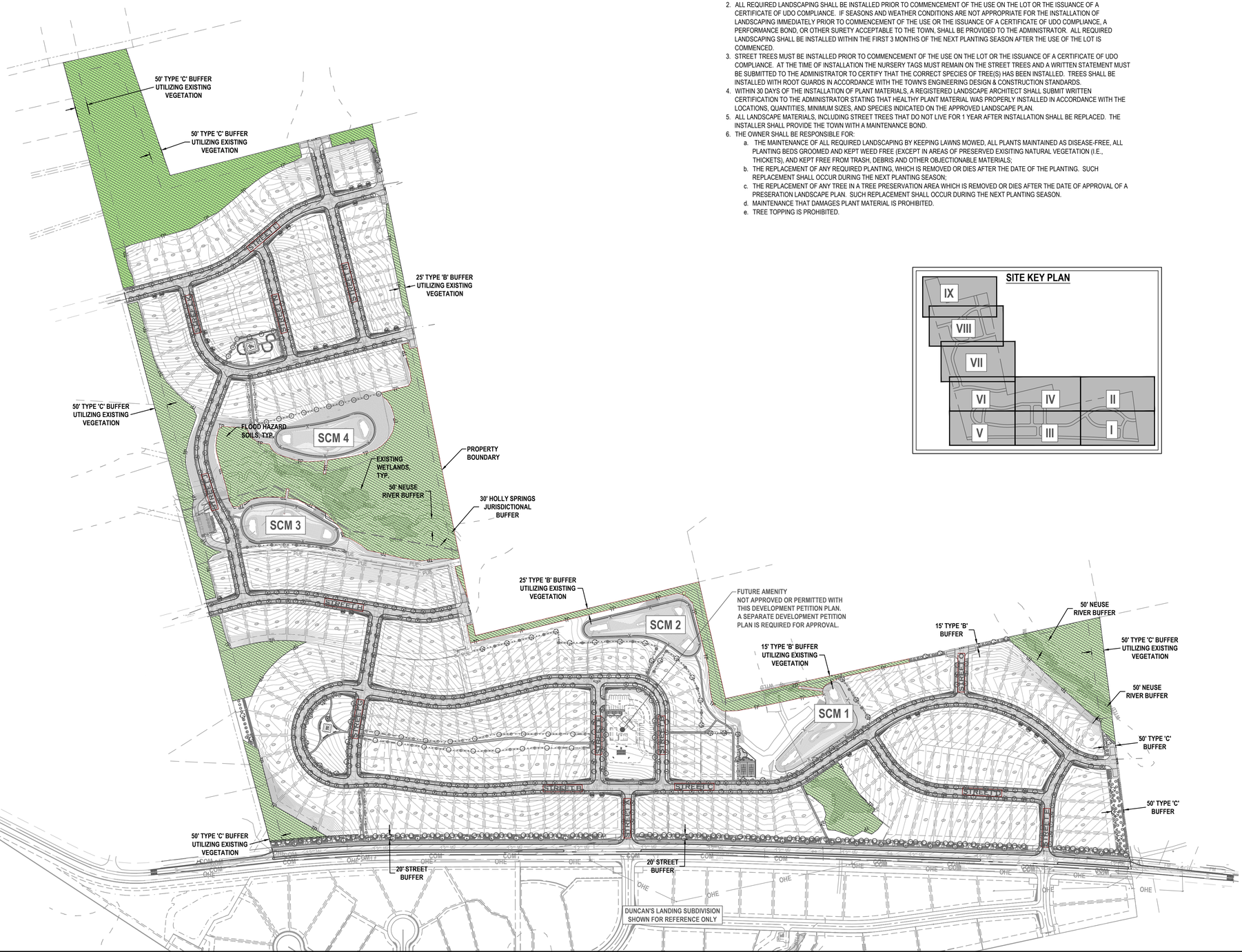
PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-9124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

TREE PRESERVATION PLAN

L-2.0



TOWN OF HOLLY SPRINGS LANDSCAPE NOTES

1. ALL LANDSCAPING IS TO BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE AND ANY APPLICABLE STANDARDS.
2. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE. IF SEASONS AND WEATHER CONDITIONS ARE NOT APPROPRIATE FOR THE INSTALLATION OF LANDSCAPING IMMEDIATELY PRIOR TO COMMENCEMENT OF THE USE OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE, A PERFORMANCE BOND, OR OTHER SURETY ACCEPTABLE TO THE TOWN, SHALL BE PROVIDED TO THE ADMINISTRATOR. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED WITHIN THE FIRST 3 MONTHS OF THE NEXT PLANTING SEASON AFTER THE USE OF THE LOT IS COMMENCED.
3. STREET TREES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE USE ON THE LOT OR THE ISSUANCE OF A CERTIFICATE OF UDO COMPLIANCE. AT THE TIME OF INSTALLATION THE NURSERY TAGS MUST REMAIN ON THE STREET TREES AND A WRITTEN STATEMENT MUST BE SUBMITTED TO THE ADMINISTRATOR TO CERTIFY THAT THE CORRECT SPECIES OF TREE(S) HAS BEEN INSTALLED. TREES SHALL BE INSTALLED WITH ROOT GUARDS IN ACCORDANCE WITH THE TOWN'S ENGINEERING DESIGN & CONSTRUCTION STANDARDS.
4. WITHIN 30 DAYS OF THE INSTALLATION OF PLANT MATERIALS, A REGISTERED LANDSCAPE ARCHITECT SHALL SUBMIT WRITTEN CERTIFICATION TO THE ADMINISTRATOR STATING THAT HEALTHY PLANT MATERIAL WAS PROPERLY INSTALLED IN ACCORDANCE WITH THE LOCATIONS, QUANTITIES, MINIMUM SIZES, AND SPECIES INDICATED ON THE APPROVED LANDSCAPE PLAN.
5. ALL LANDSCAPE MATERIALS, INCLUDING STREET TREES THAT DO NOT LIVE FOR 1 YEAR AFTER INSTALLATION SHALL BE REPLACED. THE INSTALLER SHALL PROVIDE THE TOWN WITH A MAINTENANCE BOND.
6. THE OWNER SHALL BE RESPONSIBLE FOR:
   a. THE MAINTENANCE OF ALL REQUIRED LANDSCAPING BY KEEPING LAWNS MOWED, ALL PLANTS MAINTAINED AS DISEASE-FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISITING NATURAL VEGETATION (I.E., THICKETS), AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS;
   b. THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE DATE OF THE PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON;
   c. THE REPLACEMENT OF ANY TREE IN A TREE PRESERVATION AREA WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
   d. MAINTENANCE THAT DAMAGES PLANT MATERIAL IS PROHIBITED.
   e. TREE TOPPING IS PROHIBITED.

SITE KEY PLAN

LANDSCAPE CALCULATIONS

FOUNDATION LANDSCAPING:
REQUIREMENTS: 2 UNDERSTORY TREES PER 75 LF
3 SMALL SHRUBS PER 5 LF

MAIL KIOSKS 34.7 LF EACH x 2 = 69.4 LF TOTAL
REQUIRED: 2 UNDERSTORY TREES & 42 SMALL SHRUBS
PROVIDED: 2 UNDERSTORY TREES & 42 SMALL SHRUBS

STREET TREES:
THOROUGHFARES
REQUIREMENTS: STREET TREES 40-60' O.C. PLACED WITHIN 5' OF THE R/W ON THE PRIVATE PROPERTY SIDE

DUNCAN COOK RD
REQUIRED: 64 STREET TREES
PROVIDED: 64 STREET TREES

COLLECTOR, LOCAL, & CUL-DE-SAC STREETS
REQUIREMENTS: STREET TREES 30-45' O.C. PLACED IN THE R/W OR LANDSCAPE EASEMENT

STREET A
REQUIRED: 8 STREET TREES
PROVIDED: 8 STREET TREES

STREET B
REQUIRED: 144 STREET TREES
PROVIDED: 144 STREET TREES

STREET C
REQUIRED: 83 STREET TREES
PROVIDED: 83 STREET TREES

STREET D
REQUIRED: 37 STREET TREES
PROVIDED: 37 STREET TREES

STREET E
REQUIRED: 14 STREET TREES
PROVIDED: 14 STREET TREES

STREET F
REQUIRED: 15 STREET TREES
PROVIDED: 15 STREET TREES

STREET G
REQUIRED: 26 STREET TREES
PROVIDED: 26 STREET TREES

STREET H
REQUIRED: 44 STREET TREES
PROVIDED: 44 STREET TREES

STREET J
REQUIRED: 42 STREET TREES
PROVIDED: 42 STREET TREES

STREET K
REQUIRED: 38 STREET TREES
PROVIDED: 38 STREET TREES

STREET L
REQUIRED: 39 STREET TREES
PROVIDED: 39 STREET TREES

STREET M
REQUIRED: 34 STREET TREES
PROVIDED: 34 STREET TREES

STREET N
REQUIRED: 21 STREET TREES
PROVIDED: 21 STREET TREES

STREET O
REQUIRED: 6 STREET TREES
PROVIDED: 6 STREET TREES

RESIDENTIAL LOTS:
REQUIREMENTS: 1 TREE PER 5,000 SF OF LOT AREA
FOUNDATION PLANTING FOR BUILDING FACADES FACING A STREET & 25% OF ADJACENT FACADES
-LARGE SHRUBS: 1 PER 5 LF OF BUILDING FOUNDATION
-MEDIUM SHRUBS: 1.5 PER 5 LF OF BUILDING FOUNDATION
-SMALL SHRUBS: 3 PER 5 LF OF BUILDING FOUNDATION
ALL UTILITY EQUIPMENT ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY, INCLUDING GROUND-BASED ELECTRICAL TRANSFORMERS AND POWER METERS, SHALL BE SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN LANDSCAPE MATERIAL.

LEGEND

TREE PRESERVATION AREA

SCALE: 1 IN = 200 FT
200' 100' 0 200' 400'
SCALE IN FEET
HORIZONTAL

REVISIONS		
A	3/14/2025	TOHS COMMENTS #1
B	4/17/2025	TOHS COMMENTS #2
C	5/16/2025	TOHS COMMENTS #3

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 200'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
PRELIMINARY FOR REVIEW ONLY
ADAM SOUTHWELL

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 19 NORTH CAROLINA
NC LIC. NO: P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
OVERALL LANDSCAPE PLAN

L-3.0

D:\DROPBOX\SOUTHWELL DESIGN, PLLC\PROJECTS\CURRY ENGINEERING\HAZEL RIDGE SUBDIVISION*CAD\L-3.0 OVERALL LANDSCAPE PLAN.DWG
PLOTTED: 5/15/2025 8:33 PM

LEGEND

- TREE PRESERVATION AREA
- STREET LIGHT & 25' SEPARATION RADIUS

CANOPY TREES:

- ABU - ACER BUERGERIANUM
- GBI - GINKGO BILOBA
- QNU - QUERCUS NUTTALLII
- ZSE - ZELKOVA SERRATA
- AFL - ACER FLORIDANUM
- UPB - ULMUS PARVIFOLIA 'BOSQUE'
- AFR - ACER x FREEMANII
- QPH - QUERCUS PHELLOS
- NSY - NYSSA SYLVATICA
- QPA - QUERCUS PALUSTRIS
- IOP - ILEX OPACA
- JVI - JUNIPERUS VIRGINIANA

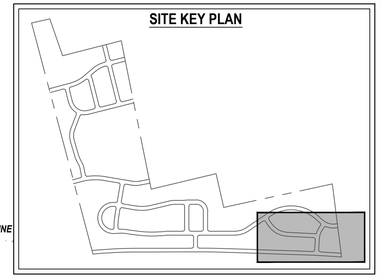
UNDERSTORY / ORNAMENTAL TREES:

- LIN - LAGERSTROEMIA INDICA
- POK - PRUNUS x 'OKAME'
- CKO - CORNUS KOUSA
- CCF - CERCIS CANADENSIS 'FOREST PANSY'
- MST - MAGNOLIA STELLATA
- ACA - AMELANCHIER CANADENSIS
- MVI - MAGNOLIA VIRGINIANA
- IMN - ILEX x 'MARY NELL'

SHRUBS:

- AGR - ABELIA x GRANDIFLORA
- IGS - ILEX GLABRA
- ICN - ILEX CRENATA 'NEEDLEPOINT'
- MCE - MYRICA CERIFERA
- OFO - OSMANTHUS x FORTUNEI
- VAC - VIBURNUM AWABUKI 'CHINDO'
- CSA - CAMELLIA SASANQUA
- ICR - ILEX CRENATA 'COMPACTA'
- DCG - DISTYLIUM 'CINNAMON GIRL'

SITE KEY PLAN





REVISIONS			
A	3/14/2025	TOHS COMMENTS #1	
B	4/17/2025	TOHS COMMENTS #2	
C	5/16/2025	TOHS COMMENTS #3	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
NORTH CAROLINA
PRELIMINARY FOR REVIEW ONLY
ADAM SOUTHWELL

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 2010 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

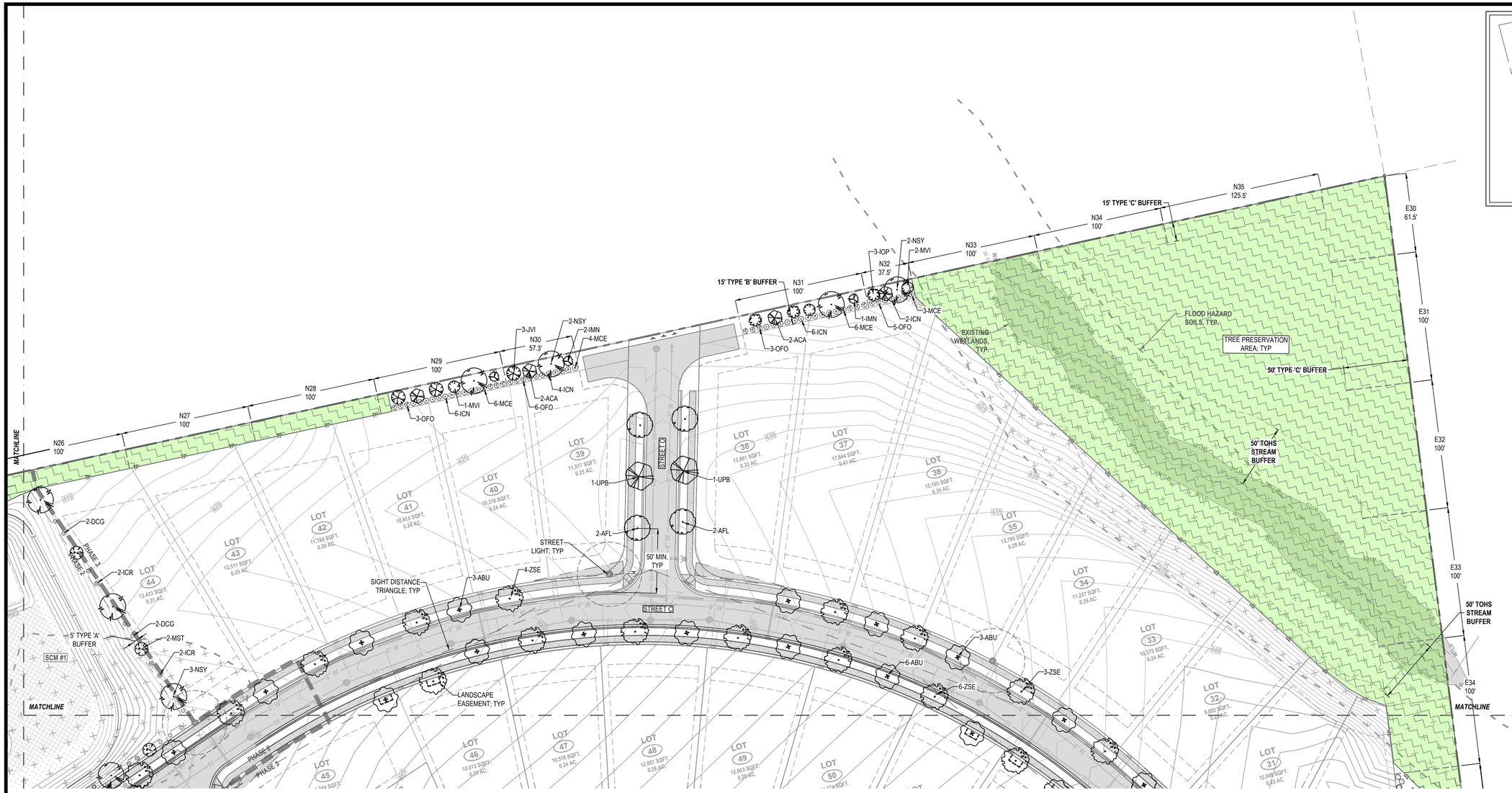
DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

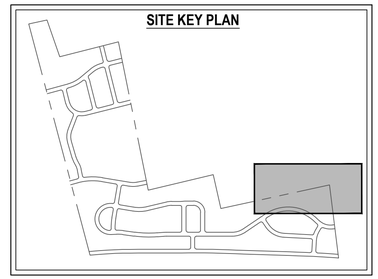
PARTIAL LANDSCAPE PLAN I

L-3.1

D:\DROPBOX\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\HAZEL RIDGE SUBDIVISION*\CAD\L-3.1 PARTIAL LANDSCAPE PLAN I.DWG
PLOTTED: 5/19/2025 8:58 PM



SITE KEY PLAN



LEGEND

- TREE PRESERVATION AREA
- STREET LIGHT & 25' SEPARATION RADIUS

CANOPY TREES:

- ABU - ACER BUERGERIANUM
- GBI - GINKGO BILOBA
- QNU - QUERCUS NUTTALLII
- ZSE - ZELKOVA SERRATA
- AFL - ACER FLORIDANUM
- UPB - ULMUS PARVIFOLIA 'BOSQUE'
- AFR - ACER x FREEMANII
- QPH - QUERCUS PHELLOS
- NSY - NYSSA SYLVATICA
- QPA - QUERCUS PALUSTRIS
- IOP - ILEX OPACA
- JVI - JUNIPERUS VIRGINIANA

UNDERSTORY / ORNAMENTAL TREES:

- LIN - LAGERSTROEMIA INDICA
- POK - PRUNUS x 'OKAME'
- CKO - CORNUS KOUSA
- CCF - CERCIS CANADENSIS 'FOREST PANSY'
- MST - MAGNOLIA STELLATA
- ACA - AMELANCHIER CANADENSIS
- MVI - MAGNOLIA VIRGINIANA
- IMN - ILEX x 'MARY NELL'

SHRUBS:

- AGR - ABELIA x GRANDIFLORA
- IGS - ILEX GLABRA
- ICN - ILEX CRENATA 'NEEDLEPOINT'
- MCE - MYRICA CERIFERA
- OFO - OSMANTHUS x FORTUNEI
- VAC - VIBURNUM AWABUKI 'CHINDO'
- CSA - CAMELLIA SASANQUA
- ICR - ILEX CRENATA 'COMPACTA'
- DCG - DISTYLIUM 'CINNAMON GIRL'

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET HORIZONTAL

REVISIONS		
A	3/14/2025	TOHS COMMENTS #1
B	4/17/2025	TOHS COMMENTS #2
C	5/16/2025	TOHS COMMENTS #3

STATUS

FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'

FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

PRELIMINARY FOR REVIEW ONLY

ADAM SOUTHWELL

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING COMPANY EST. 1978 NORTH CAROLINA

NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-0043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION

DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL LANDSCAPE PLAN II

L-3.2

D:\DROPBOX\SOUTHWELL DESIGN, PLLC\PROJECTS\CURRY ENGINEERING\HAZEL RIDGE SUBDIVISION\CAD\L-3.2 PARTIAL LANDSCAPE PLAN II.DWG
PLOTTED: 5/15/2025 9:10 PM

FUTURE AMENITY
NOT APPROVED OR PERMITTED WITH THIS DEVELOPMENT PETITION PLAN. A SEPARATE DEVELOPMENT PETITION PLAN IS REQUIRED FOR APPROVAL.

MATCHLINE

STREET A

STREET B

STREET C

STREET D

STREET E

PHASE 1

PHASE 2

20' STREET BUFFER

5' TYPE 'A' BUFFER

PUBLIC 20' UTILITY EASEMENT

EXISTING WETLANDS, TYP.

SCM #1

STREET LIGHT; TYP

TREE PRESERVATION AREA; TYP

FLOOD HAZARD SOILS, TYP.

SIGHT DISTANCE TRIANGLE; TYP

LANDSCAPE EASEMENT; TYP

50' MIN. TYP

10' X 70' SDT

40' x 20' PRIVATE SIGN EASEMENT

DUNCAN'S LANDING SUBDIVISION SHOWN FOR REFERENCE ONLY

DUNCAN COOK ROAD - S.R. 1123
VARIABLE WIDTH PUBLIC R/W
BM. 2005 PG. 32
BM. 2023 PG. 1291

LEGEND

- TREE PRESERVATION AREA
- STREET LIGHT & 25' SEPARATION RADIUS

CANOPY TREES:

- ABU - ACER BUERGERIANUM
- GBI - GINKGO BILOBA
- QNU - QUERCUS NUTTALLII
- ZSE - ZELKOVA SERRATA
- AFL - ACER FLORIDANUM
- UPB - ULMUS PARVIFOLIA 'BOSQUE'
- AFR - ACER x FREEMANII
- QPH - QUERCUS PHELLOS
- NSY - NYSSA SYLVATICA
- QPA - QUERCUS PALUSTRIS
- IOP - ILEX OPACA
- JVI - JUNIPERUS VIRGINIANA

UNDERSTORY / ORNAMENTAL TREES:

- LIN - LAGERSTROEMIA INDICA
- POK - PRUNUS x 'OKAME'
- CKO - CORNUS KOUSA
- CCF - CERCIS CANADENSIS 'FOREST PANSY'
- MST - MAGNOLIA STELLATA
- ACA - AMELANCHIER CANADENSIS
- MVI - MAGNOLIA VIRGINIANA
- IMN - ILEX x 'MARY NELL'

SHRUBS:

- AGR - ABELIA x GRANDIFLORA
- IGS - ILEX GLABRA
- ICN - ILEX CRENATA 'NEEDLEPOINT'
- MCE - MYRICA CERIFERA
- OFO - OSMANTHUS x FORTUNEI
- VAC - VIBURNUM AWABUKI 'CHINDO'
- CSA - CAMELLIA SASANQUA
- ICR - ILEX CRENATA 'COMPACTA'
- DCG - DISTYLIUM 'CINNAMON GIRL'

SITE KEY PLAN

SCALE: 1 IN = 40 FT
40' 20' 0 40' 80'
SCALE IN FEET HORIZONTAL

REVISIONS		
A	3/14/2025	TOHS COMMENTS #1
B	4/17/2025	TOHS COMMENTS #2
C	5/16/2025	TOHS COMMENTS #3

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
PRELIMINARY FOR REVIEW ONLY
ADAM SOUTHWELL

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING
PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

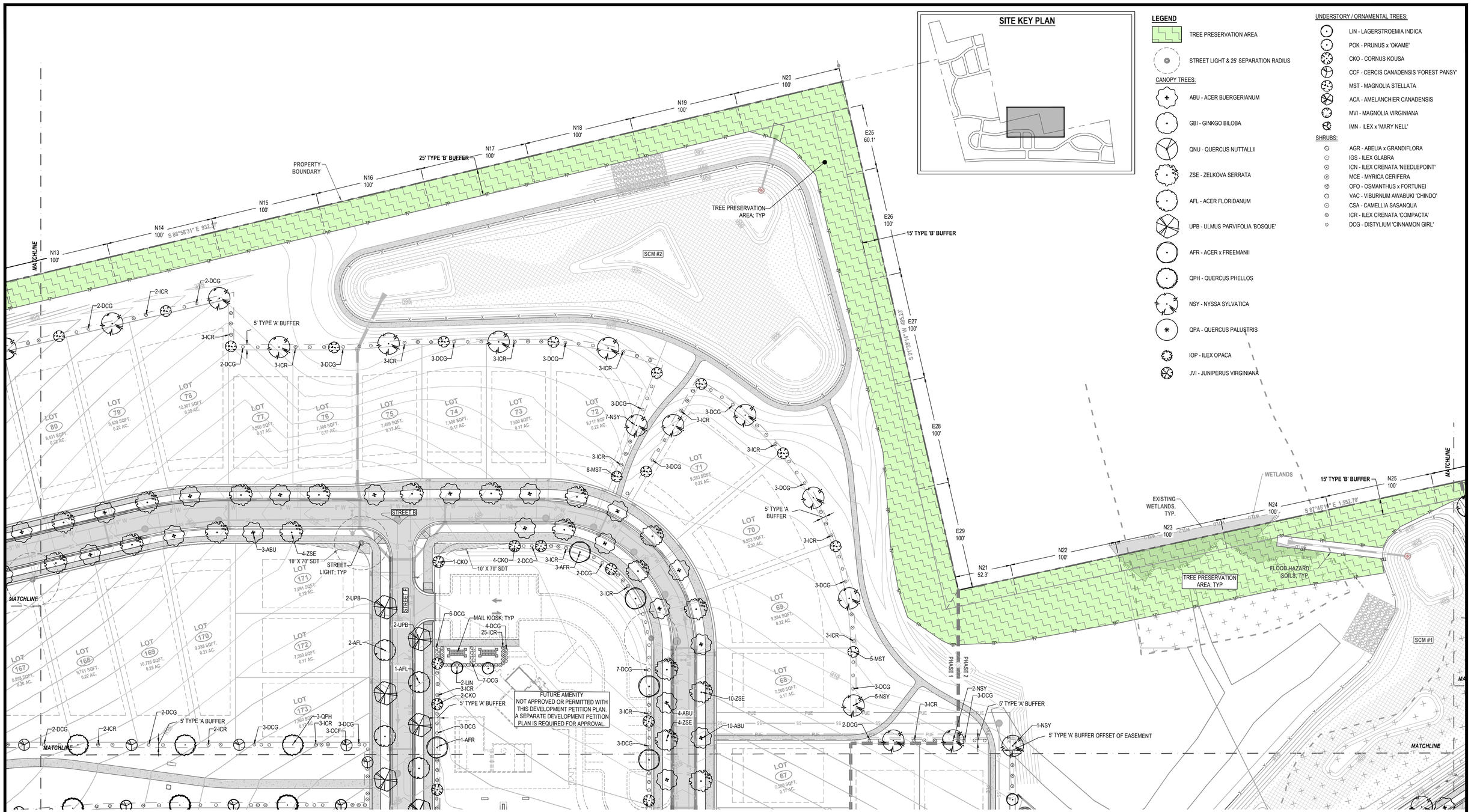
DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL LANDSCAPE PLAN III

L-3.3

D:\DROPBOX\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\HAZEL RIDGE SUBDIVISION*CAD\L-3.3 PARTIAL LANDSCAPE PLAN III.DWG
PLOTTED: 5/19/2025 9:13 PM



D:\DROPBOX\SOUTHWELL DESIGN, PLLC\PROJECTS\CURRY ENGINEERING\HAZEL RIDGE SUBDIVISION*CAD\L-3.4 PARTIAL LANDSCAPE PLAN IV.DWG
PLOTTED: 5/15/2025 9:15 PM

REVISIONS		
A	3/14/2025	TOHS COMMENTS #1
B	4/17/2025	TOHS COMMENTS #2
C	5/16/2025	TOHS COMMENTS #3

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
PRELIMINARY FOR REVIEW ONLY
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT ADAM SOUTHWELL

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 1.C. NORTH CAROLINA INC.
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

DEVELOPMENT PETITION PLANS

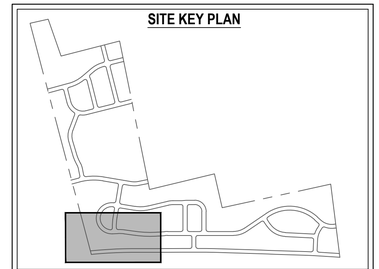
HAZEL RIDGE SUBDIVISION

PARTIAL LANDSCAPE PLAN IV

L-3.4



SITE KEY PLAN



LEGEND

- TREE PRESERVATION AREA
- STREET LIGHT & 25' SEPARATION RADIUS

CANOPY TREES:

- ABU - ACER BUERGERIANUM
- GBI - GINKGO BILOBA
- QNU - QUERCUS NUTTALLII
- ZSE - ZELKOVA SERRATA
- AFL - ACER FLORIDANUM
- UPB - ULMUS PARVIFOLIA 'BOSQUE'
- AFR - ACER x FREEMANII
- QPH - QUERCUS PHELLOS
- NSY - NYSSA SYLVATICA
- QPA - QUERCUS PALUSTRIS
- IOP - ILEX OPACA
- JVI - JUNIPERUS VIRGINIANA

UNDERSTORY / ORNAMENTAL TREES:

- LIN - LAGERSTROEMIA INDICA
- POK - PRUNUS x 'OKAME'
- CKO - CORNUS KOUSA
- CCF - CERCIS CANADENSIS 'FOREST PANSY'
- MST - MAGNOLIA STELLATA
- ACA - AMELANCHIER CANADENSIS
- MVI - MAGNOLIA VIRGINIANA
- IMN - ILEX x 'MARY NELL'

SHRUBS:

- AGR - ABELIA x GRANDIFLORA
- IGS - ILEX GLABRA
- ICN - ILEX CRENATA 'NEEDLEPOINT'
- MCE - MYRICA CERIFERA
- OFO - OSMANTHUS x FORTUNEI
- VAC - VIBURNUM AWABUKI 'CHINDO'
- CSA - CAMELLIA SASANQUA
- ICR - ILEX CRENATA 'COMPACTA'
- DCG - DISTYLIUM 'CINNAMON GIRL'

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET HORIZONTAL

REVISIONS		
A	3/14/2025	TOHS COMMENTS #1
B	4/17/2025	TOHS COMMENTS #2
C	5/16/2025	TOHS COMMENTS #3

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
PRELIMINARY FOR REVIEW ONLY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING CORPORATION NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-9124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL LANDSCAPE PLAN V

L-3.5

D:\DROPBOX\SOUTHWELL DESIGN, PLLC\PROJECTS\CURRY ENGINEERING\HAZEL RIDGE SUBDIVISION*CAD\L-3.5 PARTIAL LANDSCAPE PLAN V.DWG
PLOTTED: 5/15/2025 9:18 PM

LEGEND

- TREE PRESERVATION AREA
- STREET LIGHT & 25' SEPARATION RADIUS

CANOPY TREES:

- ABU - ACER BUERGERIANUM
- GBI - GINKGO BILOBA
- QNU - QUERCUS NUTTALLII
- ZSE - ZELKOVA SERRATA
- AFL - ACER FLORIDANUM
- UPB - ULMUS PARVIFOLIA 'BOSQUE'
- AFR - ACER x FREEMANII
- QPH - QUERCUS PHELLOS
- NSY - NYSSA SYLVATICA
- QPA - QUERCUS PALUSTRIS
- IOP - ILEX OPACA
- JVI - JUNIPERUS VIRGINIANA

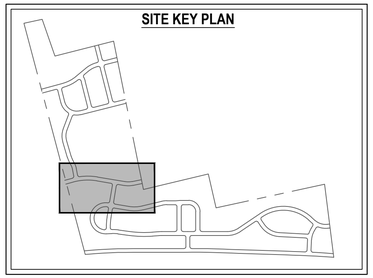
UNDERSTORY / ORNAMENTAL TREES:

- LIN - LAGERSTROEMIA INDICA
- POK - PRUNUS x 'OKAME'
- CKO - CORNUS KOUSA
- CCF - CERCIS CANADENSIS 'FOREST PANSY'
- MST - MAGNOLIA STELLATA
- ACA - AMELANCHIER CANADENSIS
- MVI - MAGNOLIA VIRGINIANA
- IMN - ILEX x 'MARY NELL'

SHRUBS:

- AGR - ABELIA x GRANDIFLORA
- IGS - ILEX GLABRA
- ICN - ILEX CRENATA 'NEEDLEPOINT'
- MCE - MYRICA CERIFERA
- OFO - OSMANTHUS x FORTUNEI
- VAC - VIBURNUM AWABUKI 'CHINDO'
- CSA - CAMELLIA SASANQUA
- ICR - ILEX CRENATA 'COMPACTA'
- DCG - DISTYLIUM 'CINNAMON GIRL'

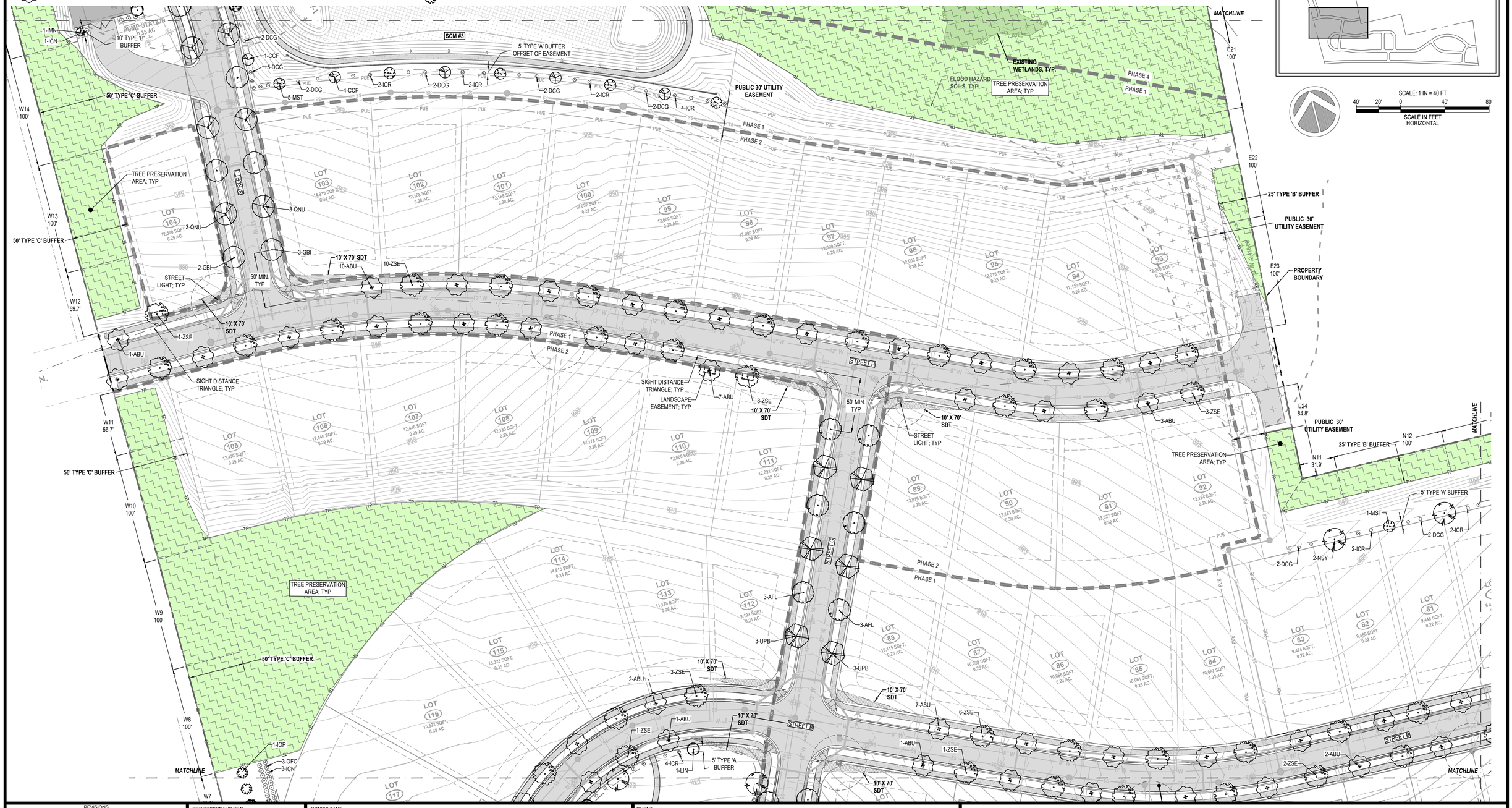
SITE KEY PLAN



SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET HORIZONTAL



REVISIONS			
A	3/14/2025	TOHS COMMENTS #1	
B	4/17/2025	TOHS COMMENTS #2	
C	5/16/2025	TOHS COMMENTS #3	

STATUS

FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

PRELIMINARY FOR REVIEW ONLY

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 1.0 NORTH CAROLINA

NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION

DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL LANDSCAPE PLAN VI

L-3.6

D:\DROPBOX\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\HAZEL RIDGE SUBDIVISION*CADL-3.6 PARTIAL LANDSCAPE PLAN VI.DWG
PLOTTED: 5/15/2025 9:20 PM

LEGEND

- TREE PRESERVATION AREA
- STREET LIGHT & 25' SEPARATION RADIUS

CANOPY TREES:

- ABU - ACER BUERGERIANUM
- GBI - GINKGO BILOBA
- QNU - QUERCUS NUTTALLII
- ZSE - ZELKOVA SERRATA
- AFL - ACER FLORIDANUM
- UPB - ULMUS PARVIFOLIA 'BOSQUE'
- AFR - ACER x FREEMANII
- QPH - QUERCUS PHELLOS
- NSY - NYSSA SYLVATICA
- QPA - QUERCUS PALUSTRIS
- IOP - ILEX OPACA
- JVI - JUNIPERUS VIRGINIANA

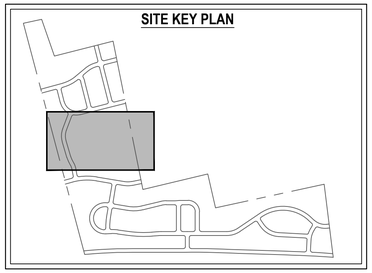
UNDERSTORY / ORNAMENTAL TREES:

- LIN - LAGERSTROEMIA INDICA
- POK - PRUNUS x 'OKAME'
- CKO - CORNUS KOUSA
- CCF - CERCIS CANADENSIS 'FOREST PANSY'
- MST - MAGNOLIA STELLATA
- ACA - AMELANCHIER CANADENSIS
- MVI - MAGNOLIA VIRGINIANA
- IMN - ILEX x 'MARY NELL'

SHRUBS:

- AGR - ABELIA x GRANDIFLORA
- IGS - ILEX GLABRA
- ICN - ILEX CRENATA 'NEEDLEPOINT'
- MCE - MYRICA CERIFERA
- OFO - OSMANTHUS x FORTUNEI
- VAC - VIBURNUM AWABUKI 'CHINDO'
- CSA - CAMELLIA SASANQUA
- ICR - ILEX CRENATA 'COMPACTA'
- DCG - DISTYLIUM 'CINNAMON GIRL'

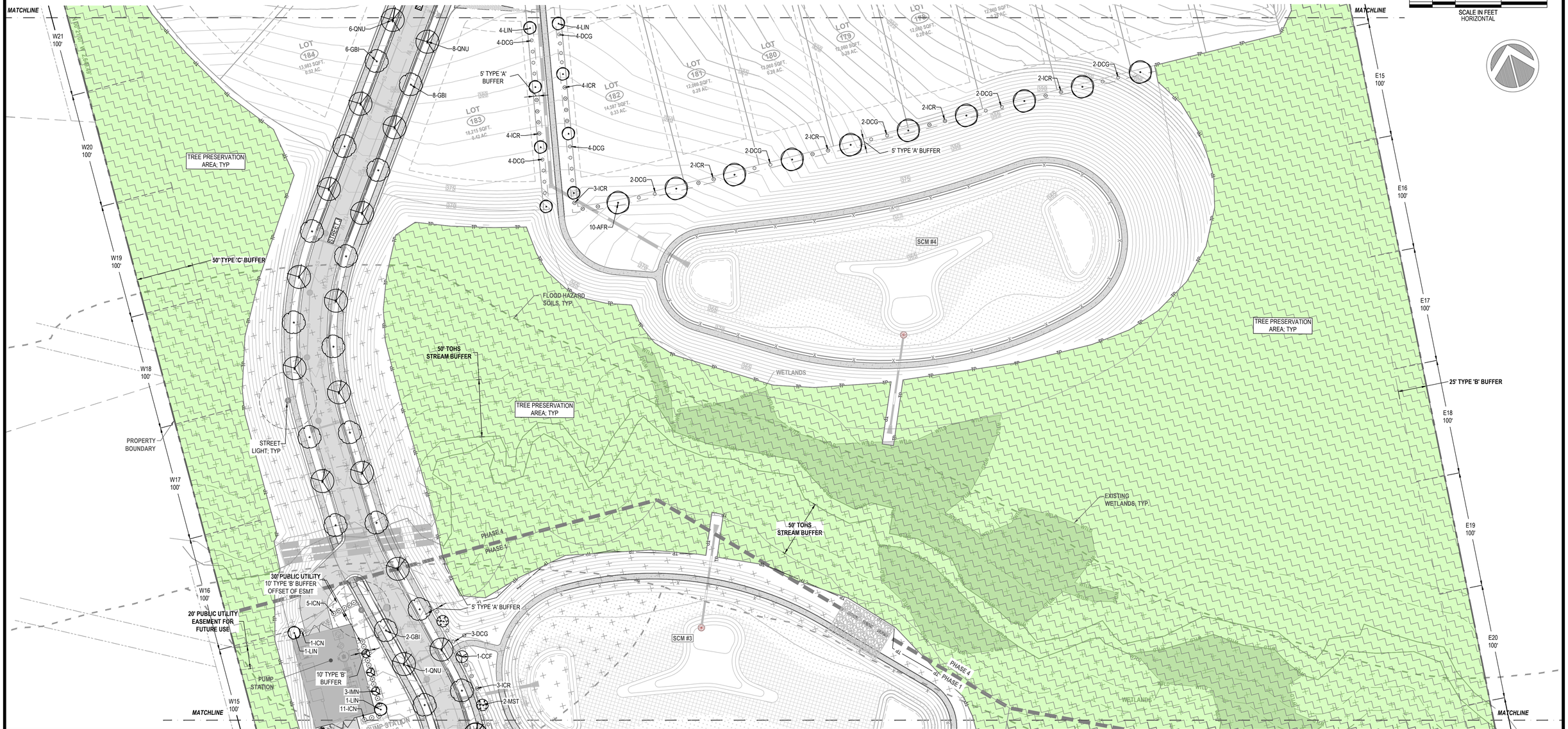
SITE KEY PLAN



SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET
HORIZONTAL



REVISIONS			
A	3/14/2025	TOHS COMMENTS #1	
B	4/17/2025	TOHS COMMENTS #2	
C	5/16/2025	TOHS COMMENTS #3	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

PRELIMINARY FOR REVIEW ONLY

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 1.0 NORTH CAROLINA
NC LIC. NO. P-0799

t (919) 552-0849
f (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

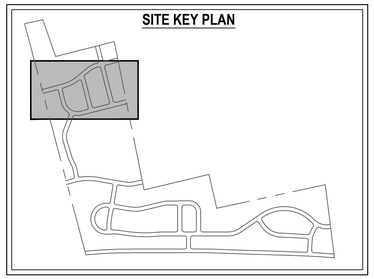
HAZEL RIDGE SUBDIVISION

PARTIAL LANDSCAPE PLAN VII

L-3.7

D:\DROPBOX\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\HAZEL RIDGE SUBDIVISION*\CAD\L-3.7 PARTIAL LANDSCAPE PLAN VII.DWG
PLOTTED: 5/19/2025 9:22 PM

SITE KEY PLAN



LEGEND

TREE PRESERVATION AREA

STREET LIGHT & 25' SEPARATION RADIUS

CANOPY TREES:

ABU - ACER BUERGERIANUM

GBI - GINKGO BILOBA

QNU - QUERCUS NUTTALLII

ZSE - ZELKOVA SERRATA

AFL - ACER FLORIDANUM

UPB - ULMUS PARVIFOLIA 'BOSQUE'

AFR - ACER x FREEMANII

QPH - QUERCUS PHELLOS

NSY - NYSSA SYLVATICA

QPA - QUERCUS PALUSTRIS

IOP - ILEX OPACA

JVI - JUNIPERUS VIRGINIANA

UNDERSTORY / ORNAMENTAL TREES:

LIN - LAGERSTROEMIA INDICA

POK - PRUNUS x 'OKAME'

CKO - CORNUS KOUSA

CCF - CERCIS CANADENSIS 'FOREST PANSY'

MST - MAGNOLIA STELLATA

ACA - AMELANCHIER CANADENSIS

MVI - MAGNOLIA VIRGINIANA

IMN - ILEX x 'MARY NELL'

SHRUBS:

AGR - ABELIA x GRANDIFLORA

IGS - ILEX GLABRA

ICN - ILEX CRENATA 'NEEDLEPOINT'

MCE - MYRICA CERIFERA

OFO - OSMANTHUS x FORTUNEI

VAC - VIBURNUM AWABUKI 'CHINDO'

CSA - CAMELLIA SASANQUA

ICR - ILEX CRENATA 'COMPACTA'

DCG - DISTYLIUM 'CINNAMON GIRL'

SCALE: 1 IN = 40 FT

40' 20' 0 40' 80'

SCALE IN FEET
HORIZONTAL

MATCHLINE

MATCHLINE

W26 100'

W25 52.5'

W24 100'

W23 100'

W22 100'

50' TYPE 'C' BUFFER

50' TYPE 'C' BUFFER

50' TYPE 'C' BUFFER

20' DRAINAGE EASEMENT BM. 2007 PG. 112

TREE PRESERVATION AREA; TYP

TREE PRESERVATION AREA; TYP

TREE PRESERVATION AREA; TYP

TREE PRESERVATION AREA; TYP

GE WAY

STREET I

STREET J

STREET K

STREET L

STREET N

LOT 189 12,899 SQFT. 0.30 AC.

LOT 188 13,323 SQFT. 0.31 AC.

LOT 187 12,501 SQFT. 0.29 AC.

LOT 186 12,839 SQFT. 0.29 AC.

LOT 185 12,431 SQFT. 0.29 AC.

LOT 190 12,836 SQFT. 0.29 AC.

LOT 191 12,831 SQFT. 0.28 AC.

LOT 192 12,036 SQFT. 0.28 AC.

LOT 193 10,147 SQFT. 0.23 AC.

LOT 194 10,466 SQFT. 0.24 AC.

LOT 195 10,469 SQFT. 0.24 AC.

10,248 SQFT. 0.24 AC.

LOT 234 12,001 SQFT. 0.28 AC.

LOT 235 9,322 SQFT. 0.21 AC.

LOT 236 10,898 SQFT. 0.23 AC.

LOT 237 11,910 SQFT. 0.27 AC.

LOT 230 11,719 SQFT. 0.27 AC.

LOT 231 10,023 SQFT. 0.23 AC.

LOT 232 9,468 SQFT. 0.22 AC.

LOT 233 10,947 SQFT. 0.23 AC.

LOT 228 7,532 SQFT. 0.17 AC.

LOT 229 12,437 SQFT. 0.29 AC.

LOT 215 12,225 SQFT. 0.28 AC.

LOT 216 7,500 SQFT. 0.17 AC.

LOT 217 7,500 SQFT. 0.17 AC.

LOT 218 7,500 SQFT. 0.17 AC.

LOT 219 7,500 SQFT. 0.17 AC.

LOT 220 7,500 SQFT. 0.17 AC.

LOT 221 8,920 SQFT. 0.23 AC.

LOT 222 10,018 SQFT. 0.23 AC.

LOT 223 9,930 SQFT. 0.22 AC.

LOT 224 7,500 SQFT. 0.17 AC.

LOT 225 7,500 SQFT. 0.17 AC.

LOT 226 7,500 SQFT. 0.17 AC.

LOT 227 7,500 SQFT. 0.17 AC.

LOT 206 10,498 SQFT. 0.24 AC.

LOT 207 10,461 SQFT. 0.24 AC.

LOT 208 10,289 SQFT. 0.24 AC.

LOT 209 10,118 SQFT. 0.23 AC.

LOT 210 9,946 SQFT. 0.23 AC.

LOT 211 9,775 SQFT. 0.22 AC.

LOT 212 9,603 SQFT. 0.22 AC.

LOT 213 9,432 SQFT. 0.22 AC.

LOT 214 9,126 SQFT. 0.21 AC.

LOT 174 12,060 SQFT. 0.28 AC.

LOT 175 12,060 SQFT. 0.28 AC.

LOT 176 12,060 SQFT. 0.28 AC.

LOT 177 12,060 SQFT. 0.28 AC.

LOT 178

10' X 70' SDT

SIGHT DISTANCE TRIANGLE; TYP

LANDSCAPE EASEMENT; TYP

STREET LIGHT; TYP

50' MIN. TYP

5' TYPE 'A' BUFFER

PROPERTY BOUNDARY

25' TYPE 'B' BUFFER

E8 102.8'

E9 100'

E10 100'

E11 100'

E12 62.8'

E13 51.6'

E14 100'

8-GBI

8-QNU

1-GBI

1-QNU

7-ABU

6-ZSE

6-ABU

5-ZSE

5-ABU

2-QNU

3-GBI

5-UPB

4-UPB

4-AFL

2-QNU

3-GBI

2-DCG

5-DCG

5-ICR

4-ICR

2-ICR

6-AFR

4-CKO

3-CKO

1-UPB

2-AFL

8-UPB

8-AFL

1-AFL

10' X 70' SDT

40' X 70' SDT

REVISIONS		
A	3/14/2025	TOHS COMMENTS #1
B	4/17/2025	TOHS COMMENTS #2
C	5/16/2025	TOHS COMMENTS #3

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 40'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1700 ADAM SOUTHWELL

PRELIMINARY FOR REVIEW ONLY

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING NORTH CAROLINA EST. 2010

NC LIC. NO. P-0799

t (919) 552-0849
f (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

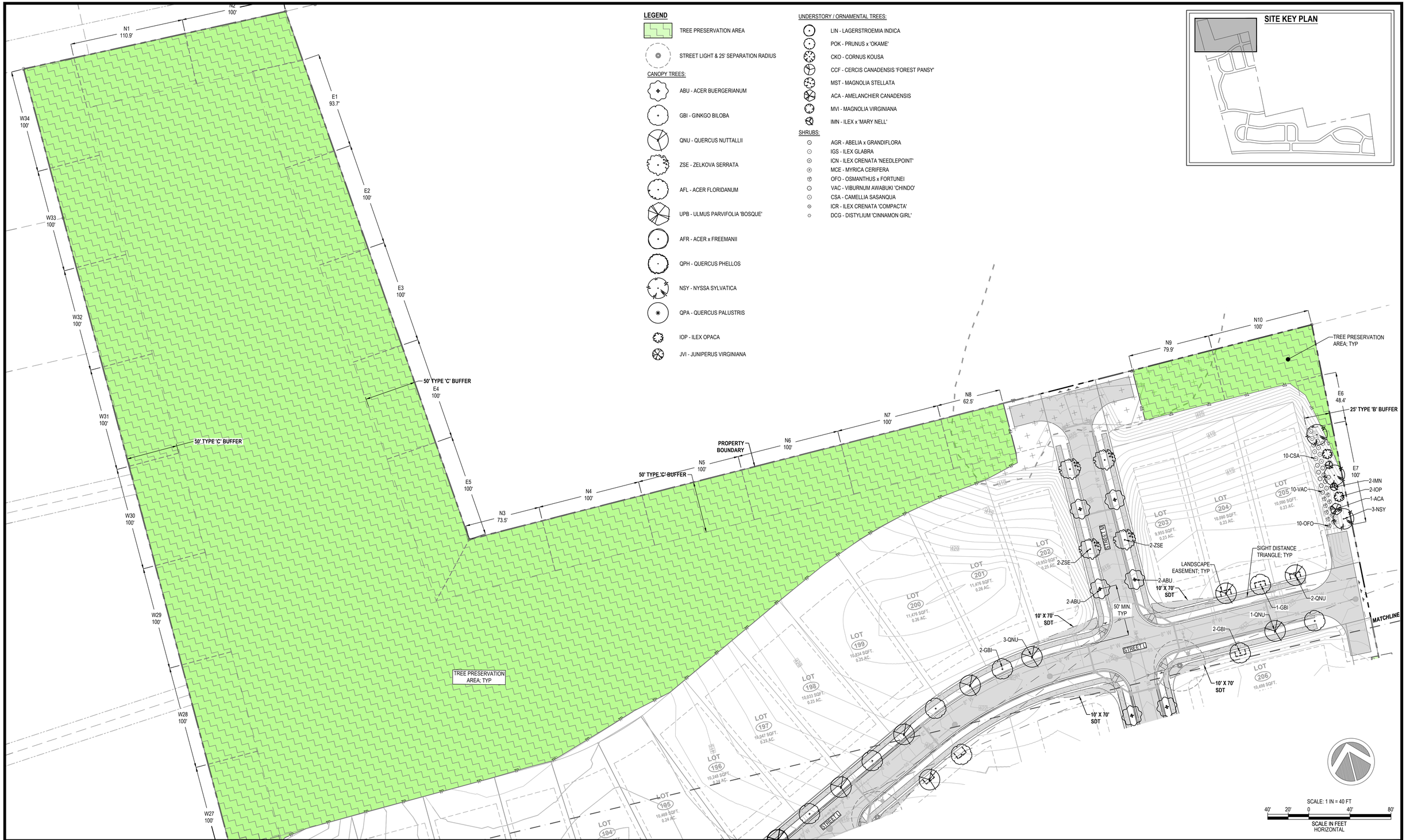
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL LANDSCAPE PLAN VIII

L-3.8



REVISIONS		
A	3/14/2025	TOHS COMMENTS #1
B	4/17/2025	TOHS COMMENTS #2
C	5/16/2025	TOHS COMMENTS #3

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 40'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER 1700 ADAM SOUTHWELL

PRELIMINARY FOR REVIEW ONLY

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERS EST. 10 NORTH CAROLINA

NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

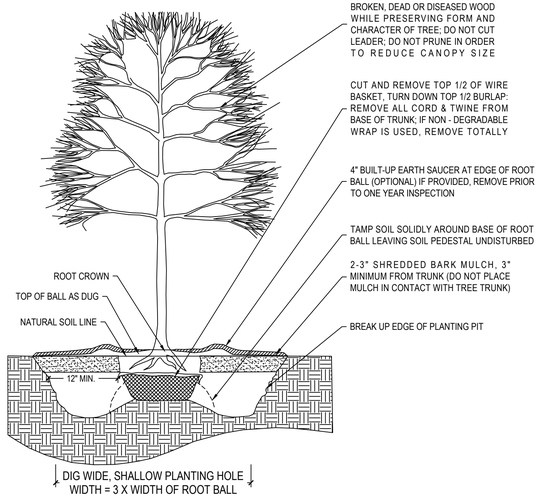
DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

PARTIAL LANDSCAPE PLAN IX

L-3.9

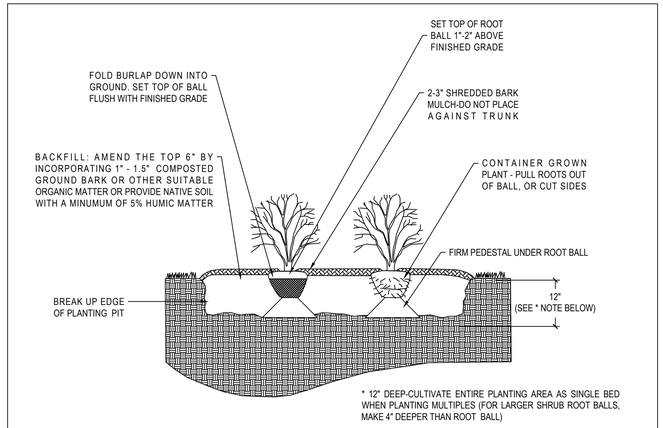
D:\DROPBOX\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\HAZEL RIDGE SUBDIVISION*CAD\L-3.9 PARTIAL LANDSCAPE PLAN IX.DWG
PLOTTED: 5/15/2025 9:25 PM



NOTES

1. CONTRACTOR TO VERITY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.
2. DO NOT WRAP TRUNK OF TREE.
3. STAKING OF TREES IS NOT RECOMMENDED, EXCEPT ON WINDY SITES OR FOR LARGE EVERGREEN TREES. IF STAKING IS DONE, FLEXIBLE STRAPS - NOT HOSE AND WIRE - SHOULD BE USED AND MUST BE REMOVED AT APPROPRIATE TIME. PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF DESTROYED OR DAMAGED TREES.
4. ALL TREES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
5. TREES WITH ROOT FLARE COVERED BY MORE THAN 1.5" OF SOIL WILL BE REJECTED PRIOR TO INSTALLATION.

TREE PLANTING DETAIL (LAN-37)
NTS



NOTES

1. ALL SHRUBS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT *AMERICAN STANDARDS FOR NURSERY STOCK* PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
2. SOIL ANALYSIS SHALL BE OBTAINED PRIOR TO PLANTING. SOIL SHALL BE AMENDED AS RECOMMENDED.
3. SHEET PREPARATION OF BEDS IS HIGHLY PREFERRED TO INDIVIDUAL DUG HOLE.S.

SHRUB/GROUNDCOVER PLANTING DETAIL (LAN-38)
NTS

PLANT SCHEDULE

KEY	QTY	SPECIES % (25% MAXIUM)	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER (MINIMUM)	HEIGHT (MINIMUM)	CONTAINER	TYPE	USE	NOTES
CANOPY TREES											
ABU	165	20.05%	Acer buergerianum	Trident Maple	B&B	2.5"			D	STREET TREE	MATCHED
AFL	63	7.65%	Acer floridanum	Southern Sugar Maple	B&B	2.5"			D	STREET TREE	MATCHED
AFR	75	9.11%	Acer x freemanii	Freeman Maple	B&B	2.5"			D	BUFFER	MATCHED
GBI	53	6.44%	Ginkgo biloba	Ginkgo	B&B	2.5"			D	STREET TREE	MATCHED / MALE CULTIVARS ONLY
IOP	24	2.92%	Ilex opaca	American Holly	B&B		6'		E	BUFFER	MATCHED
JVI	27	3.28%	Juniperus virginiana	Eastern Red Cedar	B&B		6'		E	BUFFER	MATCHED
NSY	49	5.95%	Nyssa sylvatica	Black Gum	B&B	2.5"			D	BUFFER	MATCHED
QNU	50	6.08%	Quercus nuttallii	Nuttall Oak	B&B	2.5"			D	STREET TREE	MATCHED
QPA	31	3.77%	Quercus palustris	Pin Oak	B&B	2.5"			D	STREET TREE	MATCHED
QPH	66	8.02%	Quercus phellos	Willow Oak	B&B	2.5"			D	BUFFER	MATCHED
UPB	59	7.17%	Ulmus parvifolia 'Bosque'	Chinese Elm	B&B	2.5"			D	STREET TREE	MATCHED
ZSE	161	19.56%	Zelkova serrata	Japanese Zelkova	B&B	2.5"			D	STREET TREE	MATCHED
UNDERSTORY / ORNAMENTAL TREES											
ACA	13	3.78%	Amelanchier canadensis	Serviceberry	B&B	1.5"			D	BUFFER / OPEN SPACE	MATCHED
CCF	77	22.38%	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	B&B	1.5"			D	BUFFER	MATCHED
CKO	66	19.19%	Cornus kousa	Kousa Dogwood	B&B	1.5"			D	BUFFER / OPEN SPACE	MATCHED
IMN	9	2.62%	Ilex x 'Mary Nell'	Mary Nell Holly	B&B		4'		E	BUFFER	MATCHED
LIN	68	19.77%	Lagerstroemia indica	Crape Myrtle	B&B	1.5"			D	BUFFER / MAIL KIOSK FOUNDATION	MATCHED
MST	70	20.35%	Magnolia stellata	Star Magnolia	B&B	1.5"			D	BUFFER	MATCHED
MVI	8	2.33%	Magnolia virginiana	Sweetbay Magnolia	B&B		4'		E	BUFFER / OPEN SPACE	MATCHED
POK	33	9.59%	Prunus x 'Okame'	Okame Cherry	B&B	2.5"			D	STREET TREE	MATCHED
SHRUBS											
AGR	215	10.49%	Abelia x grandiflora	Glossy Abelia	CONT.		18"		E	BUFFER / OPEN SPACE	MATCHED
CAM	7	0.34%	Callicarpa americana	American Beautyberry	CONT.		18"		D	OPEN SPACE	MATCHED
CFL	4	0.20%	Calycanthus floridus	Sweet Shrub	CONT.		18"		D	OPEN SPACE	MATCHED
CSA	252	12.29%	Camellia sasanqua	Camellia	CONT.		18"		E	BUFFER	MATCHED
CAL	20	0.98%	Clethra alnifolia	Summersweet	CONT.		18"		D	OPEN SPACE	MATCHED
DCG	273	13.32%	Distylium 'PIIDIST-V'	Cinnamon Girl® Distylium	CONT.		18"		E	BUFFER / MAIL KIOSK FOUNDATION / OPEN SPACE	MATCHED
ICN	301	14.68%	Ilex cornuta 'Needlepoint'	Needlepoint Holly	CONT.		18"		E	BUFFER	MATCHED
IGS	284	13.85%	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	CONT.		18"		E	BUFFER / OPEN SPACE	MATCHED
ICR	264	12.88%	Ilex crenata 'Compacta'	Japanese Holly	CONT.		18"		E	BUFFER / MAIL KIOSK FOUNDATION	MATCHED
MCE	88	4.29%	Myrica cerifera	Southern Wax Myrtle	CONT.		18"		E	BUFFER	MATCHED
OFO	90	4.39%	Osmanthus x fortunei	Fortune's Tea Olive	CONT.		18"		E	BUFFER	MATCHED
VAC	252	12.29%	Viburnum awabuki 'Chindo'	Chindo Viburnum	CONT.		18"		E	BUFFER	MATCHED
ORNAMENTAL GRASSES / PERENNIALS											
PVI	25	19.53%	Panicum virgatum	Switch Grass	CONT.			1 GAL	H	OPEN SPACE	MATCHED / 36" O.C. TRI
BAU	25	19.53%	Baptisia australis	Blue False Indigo	CONT.			1 GAL	H	OPEN SPACE	MATCHED / 30" O.C. TRI
LCA	25	19.53%	Lobelia cardinalis	Cardinal Flower	CONT.			1 GAL	H	OPEN SPACE	MATCHED / 30" O.C. TRI
RFU	25	19.53%	Rudbeckia fulgida	Black Eyed Susan	CONT.			1 GAL	H	OPEN SPACE	MATCHED / 30" O.C. TRI
SSC	28	21.88%	Schizachyrium scoparium	Little Bluestem	CONT.			1 GAL	H	OPEN SPACE	MATCHED / 36" O.C. TRI

TYPE / USE LEGEND

PLANT TYPE: E = EVERGREEN / D = DECIDUOUS / SE = SEMI-EVERGREEN / H = HERBACEOUS

REVISIONS			
A	3/14/2025	TOHS COMMENTS #1	
B	4/17/2025	TOHS COMMENTS #2	
C	5/16/2025	TOHS COMMENTS #3	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: AS SHOWN
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
PRELIMINARY FOR REVIEW ONLY

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING P.A. S.B.T. 1.0 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNERS IN COMMUNITY BUILDING

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-9124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
LANDSCAPE DETAILS I

L-4.0

D:\DROPBOX\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\HAZEL RIDGE SUBDIVISION*CAD\L-4.0 LANDSCAPE DETAILS.DWG
PLOTTED: 5/15/2025 9:27 PM

LANDSCAPE CALCULATIONS

BUFFERS:

20' STREET BUFFER
REQUIREMENTS: 3 CANOPY TREES, 5 ORNAMENTAL TREES & 30 SHRUBS (3 SPECIES MIN.) PER 100 LF

5' TYPE 'A' - OPEN
REQUIREMENTS: 2 DECIDUOUS TREES & 5 SHRUBS PER 100 LF

10' TYPE 'B' - SEMI
REQUIREMENTS: 3 TREES (40% EVERGREEN) & 10 SHRUBS (40% EVERGREEN) PER 100 LF

15' TYPE 'B' ENHANCED
REQUIREMENTS: 3 CANOPY TREES, 3 ORNAMENTAL TREES (40% EVERGREEN MIN.) & 18 SHRUBS (40% EVERGREEN & 2 SPECIES MIN.) PER 100 LF

25' TYPE 'B' ENHANCED
REQUIREMENTS: 5 CANOPY TREES, 3 ORNAMENTAL TREES (40% EVERGREEN MIN.) & 30 SHRUBS (40% EVERGREEN & 3 SPECIES MIN.) PER 100 LF

50' TYPE 'C' ENHANCED ALT 1
REQUIREMENTS: 25' EXISTING VEGETATION, 6 CANOPY TREES (80% EVERGREEN MIN.) & 40 SHRUBS (80% EVERGREEN & 3 SPECIES MIN.) PER 100 LF

50' TYPE 'C' ENHANCED ALT 2
REQUIREMENTS: 8 CANOPY TREES (80% EVERGREEN MIN.) & 60 SHRUBS (80% EVERGREEN & 5 SPECIES MIN.) PER 100 LF

NORTH PROPERTY BOUNDARY

SEGMENT N1 110.9 LF SEGMENT - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 7 CANOPY TREES (6 EVERGREEN MIN.) & 45 SHRUBS (36 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: 50' EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT N2 100 LF SEGMENT - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 6 CANOPY TREES (5 EVERGREEN MIN.) & 40 SHRUBS (32 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: 50' EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT N3 73.5 LF SEGMENT - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 5 CANOPY TREES (4 EVERGREEN MIN.) & 30 SHRUBS (24 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: 50' EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENTS N4-N7 100 LF SEGMENTS - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 6 CANOPY TREES (5 EVERGREEN MIN.) & 40 SHRUBS (32 EVERGREEN & 3 SPECIES MIN.) PER 100 LF
PROVIDED: 50' EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT N8 62.5 LF SEGMENT - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 4 CANOPY TREES (4 EVERGREEN MIN.) & 25 SHRUBS (20 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: 50' EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT N9 79.9 LF SEGMENT - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 5 CANOPY TREES (4 EVERGREEN MIN.) & 32 SHRUBS (26 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: 50' EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT N10 100 LF SEGMENT - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 6 CANOPY TREES (5 EVERGREEN MIN.) & 40 SHRUBS (32 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: 50' EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT N11 31.9 LF SEGMENT - 25' TYPE 'B' ENHANCED
REQUIRED: 2 CANOPY TREES (1 EVERGREEN MIN.), 1 EVERGREEN ORNAMENTAL TREE & 10 SHRUBS (4 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENTS N12-N20 100 LF SEGMENTS - 25' TYPE 'B' ENHANCED
REQUIRED: 5 CANOPY TREES (2 EVERGREEN MIN.), 3 ORNAMENTAL TREES (2 EVERGREEN MIN.) & 30 SHRUBS (12 EVERGREEN & 3 SPECIES MIN.) PER 100 LF
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT N21 52.3 LF SEGMENT - 15' TYPE 'B' ENHANCED
REQUIRED: 2 CANOPY TREES (1 EVERGREEN MIN.), 2 ORNAMENTAL TREES (1 EVERGREEN MIN.) & 10 SHRUBS (4 EVERGREEN & 2 SPECIES MIN.)
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENTS N22-N28 100 LF SEGMENTS - 15' TYPE 'B' ENHANCED
REQUIRED: 3 CANOPY TREES (2 EVERGREEN MIN.), 3 ORNAMENTAL TREES (2 EVERGREEN MIN.) & 18 SHRUBS (8 EVERGREEN & 2 SPECIES MIN.) PER 100 LF
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT N29 100 LF SEGMENT - 15' TYPE 'B' ENHANCED
REQUIRED: 3 CANOPY TREES (2 EVERGREEN MIN.), 3 ORNAMENTAL TREES (2 EVERGREEN MIN.) & 18 SHRUBS (8 EVERGREEN & 2 SPECIES MIN.)
PROVIDED: 3 CANOPY TREES (1 DECIDUOUS & 2 EVERGREEN), 3 ORNAMENTAL TREES (1 DECIDUOUS & 2 EVERGREEN) & 18 EVERGREEN SHRUBS (3 SPECIES)
SEGMENT N30 57.3 LF SEGMENT - 15' TYPE 'B' ENHANCED
REQUIRED: 2 CANOPY TREES (1 EVERGREEN MIN.), 2 ORNAMENTAL TREES (1 EVERGREEN MIN.) & 11 SHRUBS (5 EVERGREEN & 2 SPECIES MIN.)
PROVIDED: 2 CANOPY TREES (1 DECIDUOUS & 2 EVERGREEN), 2 ORNAMENTAL TREES (1 DECIDUOUS & 2 EVERGREEN) & 11 EVERGREEN SHRUBS (3 SPECIES)
SEGMENT N31 100 LF SEGMENT - 15' TYPE 'B' ENHANCED
REQUIRED: 3 CANOPY TREES (2 EVERGREEN MIN.), 3 ORNAMENTAL TREES (2 EVERGREEN MIN.) & 18 SHRUBS (8 EVERGREEN & 2 SPECIES MIN.)
PROVIDED: 3 CANOPY TREES (1 DECIDUOUS & 2 EVERGREEN), 3 ORNAMENTAL TREES (1 DECIDUOUS & 2 EVERGREEN) & 18 EVERGREEN SHRUBS (3 SPECIES)
SEGMENT N32 37.5 LF SEGMENT - 15' TYPE 'B' ENHANCED
REQUIRED: 2 CANOPY TREES (1 EVERGREEN MIN.), 2 ORNAMENTAL TREES (1 EVERGREEN MIN.) & 7 SHRUBS (3 EVERGREEN & 2 SPECIES MIN.)
PROVIDED: 2 CANOPY TREES (1 DECIDUOUS & 1 EVERGREEN), 2 ORNAMENTAL TREES (1 DECIDUOUS & 1 EVERGREEN) & 7 EVERGREEN SHRUBS (3 SPECIES)
SEGMENTS N33-N34 100 LF SEGMENTS - 15' TYPE 'B' ENHANCED
REQUIRED: 3 CANOPY TREES (2 EVERGREEN MIN.), 3 ORNAMENTAL TREES (2 EVERGREEN MIN.) & 18 SHRUBS (8 EVERGREEN & 2 SPECIES MIN.) PER 100 LF
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT N35 125.5 LF SEGMENT - 15' TYPE 'B' ENHANCED
REQUIRED: 4 CANOPY TREES (2 EVERGREEN MIN.), 4 ORNAMENTAL TREES (2 EVERGREEN MIN.) & 23 SHRUBS (10 EVERGREEN & 2 SPECIES MIN.)
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)

EAST PROPERTY BOUNDARY

SEGMENT E1 93.7 LF SEGMENT - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 6 CANOPY TREES (5 EVERGREEN MIN.) & 38 SHRUBS (31 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: 50' EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENTS E2-E5 100 LF SEGMENTS - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 6 CANOPY TREES (5 EVERGREEN MIN.) & 40 SHRUBS (32 EVERGREEN & 3 SPECIES MIN.) PER 100 LF
PROVIDED: 50' EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT E6 48.4 LF SEGMENT - 25' TYPE 'B' ENHANCED
REQUIRED: 3 CANOPY TREES (2 EVERGREEN MIN.), 2 ORNAMENTAL TREES (1 EVERGREEN MIN.) & 15 SHRUBS (6 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT E7 100 LF SEGMENT - 25' TYPE 'B' ENHANCED
REQUIRED: 5 CANOPY TREES (2 EVERGREEN MIN.), 3 ORNAMENTAL TREES (2 EVERGREEN MIN.) & 30 SHRUBS (12 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: 5 CANOPY TREES (3 DECIDUOUS & 2 EVERGREEN), 3 ORNAMENTAL TREES (1 DECIDUOUS & 2 EVERGREEN) & 30 EVERGREEN SHRUBS (3 SPECIES)
SEGMENT E8 102.8 LF SEGMENT - 25' TYPE 'B' ENHANCED
REQUIRED: 6 CANOPY TREES (3 EVERGREEN MIN.), 4 ORNAMENTAL TREES (2 EVERGREEN MIN.) & 31 SHRUBS (13 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENTS E9-E11 100 LF SEGMENTS - 25' TYPE 'B' ENHANCED
REQUIRED: 5 CANOPY TREES (2 EVERGREEN MIN.), 3 ORNAMENTAL TREES (2 EVERGREEN MIN.) & 30 SHRUBS (12 EVERGREEN & 3 SPECIES MIN.) PER 100 LF
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT E12 62.8 LF SEGMENT - 25' TYPE 'B' ENHANCED
REQUIRED: 4 CANOPY TREES (2 EVERGREEN MIN.), 2 ORNAMENTAL TREES (1 EVERGREEN MIN.) & 19 SHRUBS (8 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT E13 51.6 LF SEGMENT - 25' TYPE 'B' ENHANCED
REQUIRED: 3 CANOPY TREES (2 EVERGREEN MIN.), 2 ORNAMENTAL TREES (1 EVERGREEN MIN.) & 16 SHRUBS (7 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENTS E14-E23 100 LF SEGMENTS - 25' TYPE 'B' ENHANCED
REQUIRED: 5 CANOPY TREES (2 EVERGREEN MIN.), 3 ORNAMENTAL TREES (2 EVERGREEN MIN.) & 30 SHRUBS (12 EVERGREEN & 3 SPECIES MIN.) PER 100 LF
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT E24 84.8 LF SEGMENT - 25' TYPE 'B' ENHANCED
REQUIRED: 5 CANOPY TREES (2 EVERGREEN MIN.), 3 ORNAMENTAL TREES (2 EVERGREEN MIN.) & 26 SHRUBS (11 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT E25 60.1 LF SEGMENT - 15' TYPE 'B' ENHANCED
REQUIRED: 2 CANOPY TREES (1 EVERGREEN MIN.), 2 ORNAMENTAL TREES (1 EVERGREEN MIN.) & 11 SHRUBS (5 EVERGREEN & 2 SPECIES MIN.)
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENTS E26-E29 100 LF SEGMENTS - 15' TYPE 'B' ENHANCED
REQUIRED: 3 CANOPY TREES (2 EVERGREEN MIN.), 3 ORNAMENTAL TREES (2 EVERGREEN MIN.) & 18 SHRUBS (8 EVERGREEN & 2 SPECIES MIN.) PER 100 LF
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT E30 61.5 LF SEGMENT - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 4 CANOPY TREES (4 EVERGREEN MIN.) & 25 SHRUBS (20 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: 50' EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENTS E31-E34 100 LF SEGMENTS - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 6 CANOPY TREES (5 EVERGREEN MIN.) & 40 SHRUBS (32 EVERGREEN & 3 SPECIES MIN.) PER 100 LF
PROVIDED: 50' EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT E35 100 LF SEGMENT - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 6 CANOPY TREES (5 EVERGREEN MIN.) & 40 SHRUBS (32 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: 25' EXISTING VEGETATION, 6 CANOPY TREES (1 DECIDUOUS & 5 EVERGREEN) & 40 EVERGREEN SHRUBS (4 SPECIES)
SEGMENT E36 40.6 LF SEGMENT - 50' TYPE 'C' ENHANCED ALT 2
REQUIRED: 4 CANOPY TREES (4 EVERGREEN MIN.) & 25 SHRUBS (20 EVERGREEN & 5 SPECIES MIN.)
PROVIDED: 4 EVERGREEN CANOPY TREES & 25 EVERGREEN SHRUBS (5 SPECIES)
SEGMENTS E37-E39 100 LF SEGMENTS - 50' TYPE 'C' ENHANCED ALT 2
REQUIRED: 8 CANOPY TREES (7 EVERGREEN MIN.) & 60 SHRUBS (48 EVERGREEN & 5 SPECIES MIN.) PER 100 LF
PROVIDED: 8 CANOPY TREES (1 DECIDUOUS & 7 EVERGREEN) & 60 EVERGREEN SHRUBS (6 SPECIES) PER 100 LF

SOUTH PROPERTY BOUNDARY

SEGMENTS S1-S13 100 LF SEGMENTS - 20' STREET BUFFER
REQUIRED: 3 CANOPY TREES, 5 ORNAMENTAL TREES & 30 SHRUBS (3 SPECIES MIN.) PER 100 LF
PROVIDED: 3 CANOPY TREES, 5 ORNAMENTAL TREES & 30 SHRUBS (5 SPECIES) PER 100 LF
SEGMENT S14 57.3 LF SEGMENT - 20' STREET BUFFER
REQUIRED: 2 CANOPY TREES, 3 ORNAMENTAL TREES & 18 SHRUBS (3 SPECIES MIN.)
PROVIDED: 2 CANOPY TREES, 3 ORNAMENTAL TREES & 18 SHRUBS (5 SPECIES)
SEGMENTS S15-S29 100 LF SEGMENTS - 20' STREET BUFFER
REQUIRED: 3 CANOPY TREES, 5 ORNAMENTAL TREES & 30 SHRUBS (3 SPECIES MIN.) PER 100LF
PROVIDED: 3 CANOPY TREES, 5 ORNAMENTAL TREES & 30 SHRUBS (5 SPECIES) PER 100LF
SEGMENT S30 92.6 LF SEGMENT - 20' STREET BUFFER
REQUIRED: 3 CANOPY TREES, 5 ORNAMENTAL TREES & 28 SHRUBS (3 SPECIES MIN.)
PROVIDED: 3 CANOPY TREES, 5 ORNAMENTAL TREES & 28 SHRUBS (5 SPECIES)
SEGMENTS S31-S32 100 LF SEGMENTS - 20' STREET BUFFER
REQUIRED: 3 CANOPY TREES, 5 ORNAMENTAL TREES & 30 SHRUBS (3 SPECIES MIN.) PER 100 LF
PROVIDED: 3 CANOPY TREES, 5 ORNAMENTAL TREES & 30 SHRUBS (5 SPECIES) PER 100 LF
SEGMENT S33 113.8 LF SEGMENT - 20' STREET BUFFER
REQUIRED: 4 CANOPY TREES, 6 ORNAMENTAL TREES & 35 SHRUBS (3 SPECIES MIN.)
PROVIDED: 4 CANOPY TREES, 6 ORNAMENTAL TREES & 35 SHRUBS (5 SPECIES)

WEST PROPERTY BOUNDARY

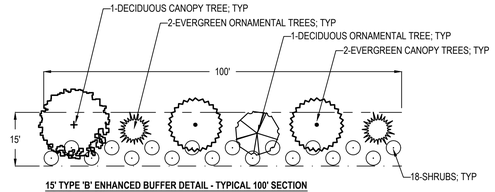
SEGMENT W1 48.9 LF SEGMENT - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 3 CANOPY TREES (3 EVERGREEN MIN.) & 20 SHRUBS (16 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENTS W2-W4 100 LF SEGMENTS - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 6 CANOPY TREES (5 EVERGREEN MIN.) & 40 SHRUBS (32 EVERGREEN & 3 SPECIES MIN.) PER 100 LF
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENTS W5-W6 100 LF SEGMENTS - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 6 CANOPY TREES (5 EVERGREEN MIN.) & 40 SHRUBS (32 EVERGREEN & 3 SPECIES MIN.) PER 100 LF
PROVIDED: 6 CANOPY TREES (1 DECIDUOUS & 5 EVERGREEN) & 40 EVERGREEN SHRUBS (4 SPECIES) PER 100 LF
SEGMENT W7 43.3 LF SEGMENT - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 3 CANOPY TREES (3 EVERGREEN MIN.) & 18 SHRUBS (15 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: 3 CANOPY TREES (3 EVERGREEN) & 18 EVERGREEN SHRUBS (4 SPECIES)
SEGMENTS W8-W10 100 LF SEGMENTS - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 6 CANOPY TREES (5 EVERGREEN MIN.) & 40 SHRUBS (32 EVERGREEN & 3 SPECIES MIN.) PER 100 LF
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT W11 56.7 LF SEGMENT - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 4 CANOPY TREES (4 EVERGREEN MIN.) & 23 SHRUBS (19 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT W12 59.7 LF SEGMENT - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 4 CANOPY TREES (4 EVERGREEN MIN.) & 24 SHRUBS (20 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENTS W13-E24 100 LF SEGMENTS - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 6 CANOPY TREES (5 EVERGREEN MIN.) & 40 SHRUBS (32 EVERGREEN & 3 SPECIES MIN.) PER 100 LF
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT W25 52.5 LF SEGMENT - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 4 CANOPY TREES (4 EVERGREEN MIN.) & 21 SHRUBS (17 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)
SEGMENT W26-W34 100 LF SEGMENTS - 50' TYPE 'C' ENHANCED ALT 1
REQUIRED: 25' EXISTING VEGETATION, 6 CANOPY TREES (5 EVERGREEN MIN.) & 40 SHRUBS (32 EVERGREEN & 3 SPECIES MIN.)
PROVIDED: EXISTING VEGETATION TO REMAIN UNDISTURBED (TREE PRESERVATION AREA)

PUMP STATION

PERIMETER 180 LF - 10' TYPE 'B' BUFFER
(NOTE - WESTERN PERIMETER IS BUFFERED BY 50' TYPE 'C' PERIMETER BUFFER)
REQUIRED: 6 TREES (3 EVERGREEN MIN.) & 18 SHRUBS (8 EVERGREEN MIN.)
PROVIDED: 6 TREES (2 DECIDUOUS & 4 EVERGREEN) & 18 EVERGREEN SHRUBS

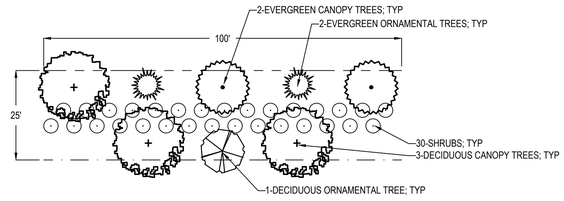
OPEN SPACE

ACTIVE OPEN SPACE #1 847.2 LF - 5' TYPE 'A' BUFFER
REQUIRED: 17 DECIDUOUS TREES & 43 SHRUBS
PROVIDED: 17 DECIDUOUS TREES & 43 SHRUBS
ACTIVE OPEN SPACE #2 1,040.2 LF - 5' TYPE 'A' BUFFER
REQUIRED: 21 DECIDUOUS TREES & 53 SHRUBS
PROVIDED: 21 DECIDUOUS TREES & 53 SHRUBS
ACTIVE OPEN SPACE #3,
FLEX OPEN SPACE #3,
FLEX OPEN SPACE #8 2,544 LF - 5' TYPE 'A' BUFFER
REQUIRED: 51 DECIDUOUS TREES & 128 SHRUBS
PROVIDED: 51 DECIDUOUS TREES & 128 SHRUBS
ACTIVE OPEN SPACE #4 608.5 LF - 5' TYPE 'A' BUFFER
REQUIRED: 13 DECIDUOUS TREES & 31 SHRUBS
PROVIDED: 13 DECIDUOUS TREES & 31 SHRUBS
FLEX OPEN SPACE #1 900 LF - 5' TYPE 'A' BUFFER
REQUIRED: 18 DECIDUOUS TREES & 45 SHRUBS
PROVIDED: 18 DECIDUOUS TREES & 45 SHRUBS
FLEX OPEN SPACE #2 607.4 LF - 5' TYPE 'A' BUFFER
REQUIRED: 13 DECIDUOUS TREES & 31 SHRUBS
PROVIDED: 13 DECIDUOUS TREES & 31 SHRUBS
FLEX OPEN SPACE #4 1,935.1 LF - 5' TYPE 'A' BUFFER
REQUIRED: 39 DECIDUOUS TREES & 97 SHRUBS
PROVIDED: 39 DECIDUOUS TREES & 97 SHRUBS
CONSERVATION OPEN SPACE 408.9 LF - 5' TYPE 'A' BUFFER
REQUIRED: 9 DECIDUOUS TREES & 21 SHRUBS
PROVIDED: 9 DECIDUOUS TREES & 21 SHRUBS



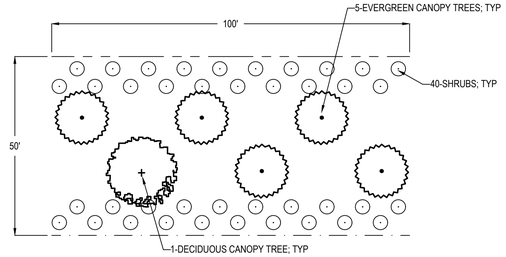
15' TYPE 'B' ENHANCED BUFFER DETAIL - TYPICAL 100' SECTION
SCALE: 1" = 20'
REQUIREMENTS: 3 CANOPY TREES (40% EVERGREEN) PER 100 LF
3 ORNAMENTAL TREES (40% EVERGREEN) PER 100 LF
18 SHRUBS (40% EVERGREEN & 2 SPECIES) PER 100 LF

NOTE: IF THE EXISTING VEGETATION DOES NOT MEET THE INTENT OF THE REQUIRED BUFFER UPON SITE INSPECTION, THE BUFFER WILL BE PLANTED TO MATCH THIS DETAIL.



25' TYPE 'B' ENHANCED BUFFER DETAIL - TYPICAL 100' SECTION
SCALE: 1" = 20'
REQUIREMENTS: 5 CANOPY TREES (40% EVERGREEN) PER 100 LF
3 ORNAMENTAL TREES (40% EVERGREEN) PER 100 LF
30 SHRUBS (40% EVERGREEN & 3 SPECIES) PER 100 LF

NOTE: IF THE EXISTING VEGETATION DOES NOT MEET THE INTENT OF THE REQUIRED BUFFER UPON SITE INSPECTION, THE BUFFER WILL BE PLANTED TO MATCH THIS DETAIL.



50' TYPE 'C' ENHANCED BUFFER DETAIL - TYPICAL 100' SECTION
SCALE: 1" = 20'
REQUIREMENTS: 6 CANOPY TREES (80% EVERGREEN) PER 100 LF
40 SHRUBS (80% EVERGREEN & 3 SPECIES) PER 100 LF

NOTE: IF THE EXISTING VEGETATION DOES NOT MEET THE INTENT OF THE REQUIRED BUFFER UPON SITE INSPECTION, THE BUFFER WILL BE PLANTED TO MATCH THIS DETAIL.

RECOMMENDED BUFFER PLANT SELECTION

KEY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER (MINIMUM)	HEIGHT (MINIMUM)	TYPE	NOTES
CANOPY TREES							
AFR	Acer x freemanii	Freeman Maple	B&B	2.5"		D	MATCHED
IOP	Ilex opaca	American Holly	B&B		6'	E	MATCHED
JVI	Juniperus virginiana	Eastern Red Cedar	B&B		6'	E	MATCHED
NSY	Nyssa sylvatica	Black Gum	B&B	2.5"		D	MATCHED
QPH	Quercus phellos	Willow Oak	B&B	2.5"		D	MATCHED
UNDERSTORY / ORNAMENTAL TREES							
ACA	Amelanchier canadensis	Serviceberry	B&B	1.5"		D	MATCHED
CCF	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	B&B	1.5"		D	MATCHED
CKO	Cornus kousa	Kousa Dogwood	B&B	1.5"		D	MATCHED
IMN	Ilex x 'Mary Nell'	Mary Nell Holly	B&B		4'	E	MATCHED
LIN	Lagerstroemia indica	Crape Myrtle	B&B	1.5"		D	MATCHED
MST	Magnolia stellata	Star Magnolia	B&B	1.5"		D	MATCHED
MVI	Magnolia virginiana	Sweetbay Magnolia	B&B		4'	E	MATCHED
SHRUBS							
AGR	Abelia x grandiflora	Glossy Abelia	CONT.		18"	E	MATCHED
CSA	Camellia sasanqua	Camellia	CONT.		18"	E	MATCHED
ICN	Ilex cornuta 'Needlepoint'	Needlepoint Holly	CONT.		18"	E	MATCHED
IGS	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	CONT.		18"	E	MATCHED
MCE	Myrica cerifera	Southern Wax Myrtle	CONT.		18"	E	MATCHED
OFO	Osmanthus x fortunei	Fortune's Tea Olive	CONT.		18"	E	MATCHED
VAC	Viburnum awabuki 'Chindo'	Chindo Viburnum	CONT.		18"	E	MATCHED

TYPE / USE LEGEND
PLANT TYPE: E = EVERGREEN / D = DECIDUOUS / SE = SEMI-EVERGREEN / H = HERBACEOUS

NOTE
THESE RECOMMENDED PLANTS ARE TO BE USED IN CONJUNCTION WITH THE TYPICAL BUFFER SECTIONS IF EXISTING VEGETATION DOES NOT MEET THE INTENT OF THE REQUIRED BUFFER AND SUPPLEMENTAL PLANTING IS REQUIRED

D:\DROPBOX\SOUTHWELL DESIGN, PLLC\PROJECTS\CURRY ENGINEERING\HAZEL RIDGE SUBDIVISION*CAD\L-4.0 LANDSCAPE DETAILS.DWG
PLOTTED: 9/5/2025 9:27 PM

REVISIONS:

A	3/14/2025	TOHS COMMENTS #1	
B	4/17/2025	TOHS COMMENTS #2	
C	5/16/2025	TOHS COMMENTS #3	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: AS SHOWN
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
PRELIMINARY FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR RECORDATION
ADAM SOUTHWELL

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING, P.A. EST. 19 NORTH CAROLINA
NC LIC. NO: P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

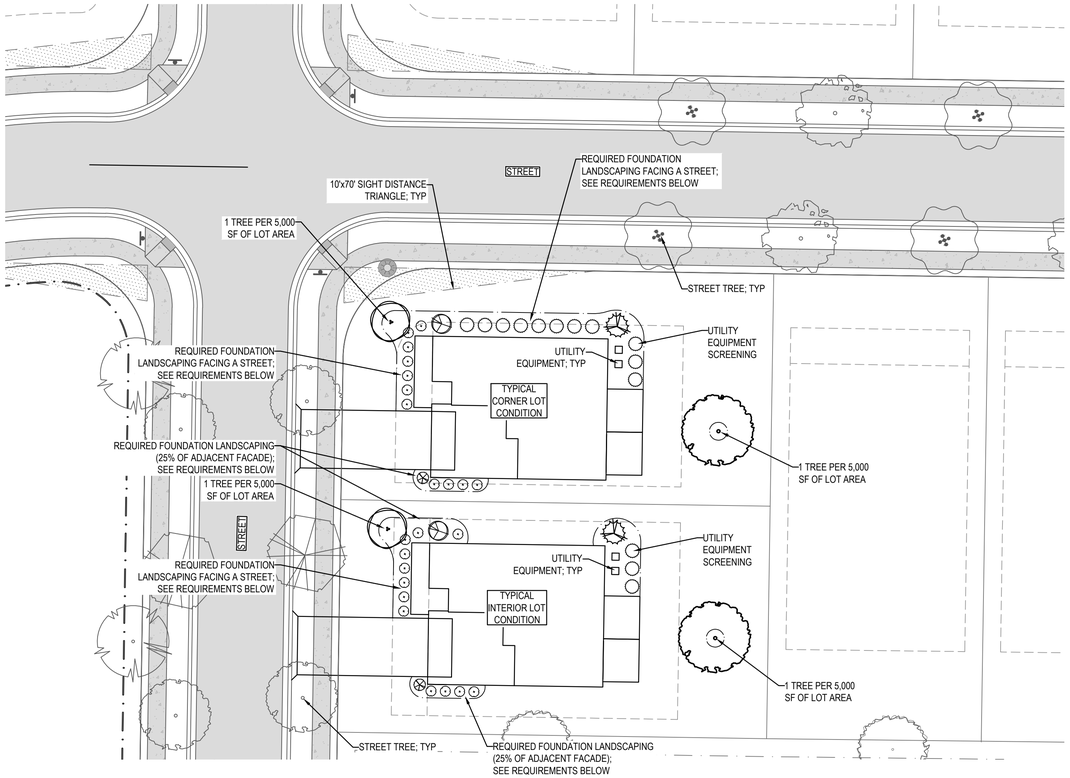
CLIENT
GANDER DEVELOPMENT
A MARK OF EXCELLENCE IN HOME BUILDING
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
LANDSCAPE DETAILS II

L-4.1

RECOMMENDED RESIDENTIAL LOT PLANT SELECTION						
BOTANICAL NAME	**COMMON NAME**	**ROOT**	**CALIPER (MINIMUM)**	**HEIGHT (MINIMUM)**	**TYPE**	**NOTES**
CANOPY TREES						
Acer buergerianum	Trident Maple	B&B	2.5"		D	MATCHED
Acer rubrum 'October Glory'	October Glory® Red Maple	B&B	2.5"		D	MATCHED
Carpinus betulus 'Fastigiata'	European Hornbeam	B&B	2.5"		D	MATCHED
Carpinus caroliniana	American Hornbeam	B&B	2.5"		D	MATCHED
Cryptomeria japonica 'Yoshino'	Japanese Cedar	B&B		6'	E	MATCHED
Ginkgo biloba	Ginkgo	B&B	2.5"		D	MATCHED / MALE CULTIVARS ONLY
Juniperus virginiana	Eastern Red Cedar	B&B		6'	E	MATCHED
Magnolia grandiflora	Southern Magnolia	B&B		6'	E	MATCHED
Nyssa sylvatica	Black Gum	B&B	2.5"		D	MATCHED
Pistacia chinensis	Chinese Pistache	B&B	2.5"		D	MATCHED
Quercus lyrata	Overcup Oak	B&B	2.5"		D	MATCHED
Quercus nuttallii	Nuttall Oak	B&B	2.5"		D	MATCHED
Quercus phellos	Willow Oak	B&B	2.5"		D	MATCHED
Thuja 'Green Giant'	Green Giant Arborviate	B&B		6'	E	MATCHED
Ulmus americana 'Princeton'	American Elm	B&B	2.5"		D	MATCHED
Ulmus parvifolia 'Bosque'	Chinese Elm	B&B	2.5"		D	MATCHED
Zelkova serrata	Japanese Zelkova	B&B	2.5"		D	MATCHED
UNDERSTORY / ORNAMENTAL TREES						
Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	CONT.	1.5"		D	MATCHED
Amelanchier canadensis	Serviceberry	B&B	1.5"		D	MATCHED
Cercis canadensis	Eastern Redbud	B&B	1.5"		D	MATCHED
Chionanthus virginicus	White Fringe Tree	B&B	1.5"		D	MATCHED
Chionanthus retusus	Chinese Fringe Tree	B&B	1.5"		D	MATCHED
Cornus florida	Flowering Dogwood	B&B	1.5"		D	MATCHED
Cornus kousa	Kousa Dogwood	B&B	1.5"		D	MATCHED
Cryptomeria japonica 'Radicans'	Japanese Cedar	B&B		4'	E	MATCHED
Ilex x attenuata 'Fosteri'	Foster Holly	B&B		4'	E	MATCHED
Ilex x 'Emily Bruner'	Emily Bruner Holly	B&B		4'	E	MATCHED
Ilex x 'Mary Nell'	Mary Nell Holly	B&B		4'	E	MATCHED
Ilex x 'Nellie R. Stevens'	Nellie Steven's Holly	B&B		4'	E	MATCHED
Ilex x 'Oakleaf'	Oakleaf Holly	B&B		4'	E	MATCHED
Ilex x 'Robin'	Robin Holly	B&B		4'	E	MATCHED
Juniperus chinensis 'Spartan'	Spartan Juniper	B&B		4'	E	MATCHED
Lagerstroemia indica	Crape Myrtle	B&B	1.5"		D	MATCHED
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	B&B		4'	E	MATCHED
Magnolia stellata	Star Magnolia	CONT.	1.5"		D	MATCHED
Magnolia virginiana	Sweetbay Magnolia	B&B		4'	E	MATCHED
Magnolia x soulangiana	Saucer Magnolia	CONT.	1.5"		D	MATCHED
Prunus serrulata 'Kwanzan'	Kwanzan Cherry	B&B	1.5"		D	MATCHED
Prunus subhirtella 'Autumnalis'	Higan Cherry	B&B	1.5"		D	MATCHED
Prunus x yedoensis	Yoshino Cherry	B&B	1.5"		D	MATCHED
LARGE SHRUBS						
Ilex crenata 'Steeds'	Steeds Holly	CONT.		36"	E	MATCHED
Ilex x 'Emerald Colonnade'	Emerald Colonnade Holly	CONT.		36"	E	MATCHED
Ilex x Liberty 'Conty'	Liberty Holly	CONT.		36"	E	MATCHED
Myrica cerifera	Southern Wax Myrtle	CONT.		36"	E	MATCHED
Osmanthus fragrans	Fragrant Tea Olive	CONT.		36"	E	MATCHED
Osmanthus heterophyllus 'Goshiki'	Goshiki False Holly	CONT.		36"	E	MATCHED
Osmanthus x fortunei	Fortune's Tea Olive	CONT.		36"	E	MATCHED
Prunus laurocerasus 'Schipkaensis'	Schip Laurel	CONT.		36"	E	MATCHED
Thuja occidentalis 'DeGroot's Spire'	DeGroot's Spire Arborvitae	CONT.		36"	E	MATCHED
Thuja occidentalis 'Emerald'	Emerald Arborvitae	CONT.		36"	E	MATCHED
Viburnum awabuki 'Chindo'	Chindo Viburnum	CONT.		36"	E	MATCHED
Viburnum macrocephalum	Snowball Viburnum	CONT.		36"	D	MATCHED
Viburnum tinus 'Spring Bouquet'	Spring Bouquet Viburnum	CONT.		36"	E	MATCHED
MEDIUM SHRUBS						
Abelia x grandiflora	Glossy Abelia	CONT.		24"	E	MATCHED
Aucuba japonica 'Variegata'	Gold Dust Aucuba	CONT.		24"	E	MATCHED
Callicarpa americana	American Beautyberry	CONT.		24"	D	MATCHED
Camellia japonica	Japanese Camellia	CONT.		24"	E	MATCHED
Camellia sasanqua	Sasanqua Camellia	CONT.		24"	E	MATCHED
Cephalotaxus harringtonia 'Duke Gardens'	Duke Gardens Japanese Plum Yew	CONT.		24"	E	MATCHED
Hydrangea spp.	Hydrangea	CONT.		24"	D	MATCHED
Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	CONT.		24"	E	MATCHED
Ilex cornuta 'Needlepoint'	Needlepoint Holly	CONT.		24"	E	MATCHED
Ilex crenata 'Sky Pencil'	Sky Pencil Holly	CONT.		24"	E	MATCHED
Ilex glabra	Inkberry Holly	CONT.		24"	E	MATCHED
Loropetalum chinensis	Loropetalum	CONT.		24"	E	MATCHED
Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	CONT.		24"	E	MATCHED
SMALL SHRUBS						
Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	CONT.		18"	E	MATCHED
Abelia x grandiflora 'Little Richard'	Little Richard Abelia	CONT.		18"	E	MATCHED
Abelia x 'Mardi Gras'	Mardi Gras Abelia	CONT.		18"	E	MATCHED
Abelia x 'Rose Creek'	Rose Creek Abelia	CONT.		18"	E	MATCHED
Azalea 'Gumpo Pink' (Satsuki hybrid)	Pink Gumpo Azalea	CONT.		18"	E	MATCHED
Azalea 'Gumpo White' (Satsuki hybrid)	White Gumpo Azalea	CONT.		18"	E	MATCHED
Chamaecyparis pisifera 'Golden Mops'	Goldmop Cypress	CONT.		18"	E	MATCHED
Cryptomeria japonica 'Globosa Nana'	Dwarf Cryptomeria	CONT.		18"	E	MATCHED
Daphne odora	Winter Daphne	CONT.		18"	E	MATCHED
Distylium 'PIIDIST-V'	Cinnamon Girl® Distylium	CONT.		18"	E	MATCHED
Fothergilla major 'Mount Airy'	Fothergilla	CONT.		18"	D	MATCHED
Gardenia jasminoides	Gardenia	CONT.		18"	E	MATCHED
Ilex cornuta 'Carissa'	Carissa Holly	CONT.		18"	E	MATCHED
Ilex crenata 'Compacta'	Compacta Holly	CONT.		18"	E	MATCHED
Ilex crenata 'Helleri'	Helleri Holly	CONT.		18"	E	MATCHED
Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	CONT.		18"	E	MATCHED
Itea virginica	Virginia Sweetspire	CONT.		18"	D	MATCHED
Rhododendron 'Encore'	Encore Azalea	CONT.		18"	E	MATCHED
Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	CONT.		18"	E	MATCHED
Viburnum davidii	David Viburnum	CONT.		18"	E	MATCHED
TYPE / USE LEGEND						
PLANT TYPE: E = EVERGREEN / D = DECIDUOUS / SE = SEMI-EVERGREEN / H = HERBACEOUS						



TYPICAL LOT LANDSCAPE LAYOUT
SCALE: 1" = 20'

REQUIREMENTS: ALL NEW DETACHED RESIDENTIAL LOTS SHALL BE REQUIRED TO PLANT 1 TREE PER 5,000 SQUARE FEET OF LOT AREA. SEE MINIMUM ALLOWED PLANT SIZES PER PLANT TYPE BELOW.

FOUNDATION LANDSCAPING IS REQUIRED ALONG ANY BUILDING FACADE FACING A STREET, AS WELL AS ALONG 25% OF THE ADJACENT FACADE. SEE MINIMUM ALLOWED PLANT SIZES PER PLANT TYPE BELOW.
FOUNDATION LANDSCAPING MINIMUM REQUIREMENTS:
- 1 LARGE SHRUB PER 5 LINEAR FEET OF BUILDING FOUNDATION, OR
- 1.5 MEDIUM SHRUBS PER 5 LINEAR FEET OF BUILDING FOUNDATION, OR
- 3 SMALL SHRUBS PER 5 LINEAR FEET OF BUILDING FOUNDATION

MINIMUM ALLOWED PLANT SIZES AT THE TIME OF INSTALLATION:

OVERSTORY DECIDUOUS TREES	2.5" CALIPER
ORNAMENTAL DECIDUOUS TREES	1.5" CALIPER
OVERSTORY EVERGREEN TREES	6' HEIGHT
SMALL EVERGREEN TREES	4' HEIGHT
LARGE SHRUBS	36" HEIGHT
MEDIUM SHRUBS	24" HEIGHT
SMALL SHRUBS	18" HEIGHT

D:\DROPBOX\SOUTHWELL DESIGN, PLLC\PROJECTS\CURRY ENGINEERING\HAZEL RIDGE SUBDIVISION*\CADL-4.0 LANDSCAPE DETAILS.DWG
PLOTTED: 5/15/2025 9:28 PM

REVISIONS

A	3/14/2025	TOHS COMMENTS #1
B	4/17/2025	TOHS COMMENTS #2
C	5/16/2025	TOHS COMMENTS #3

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: AS SHOWN
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
PRELIMINARY FOR REVIEW ONLY
ADAM SOUTHWELL

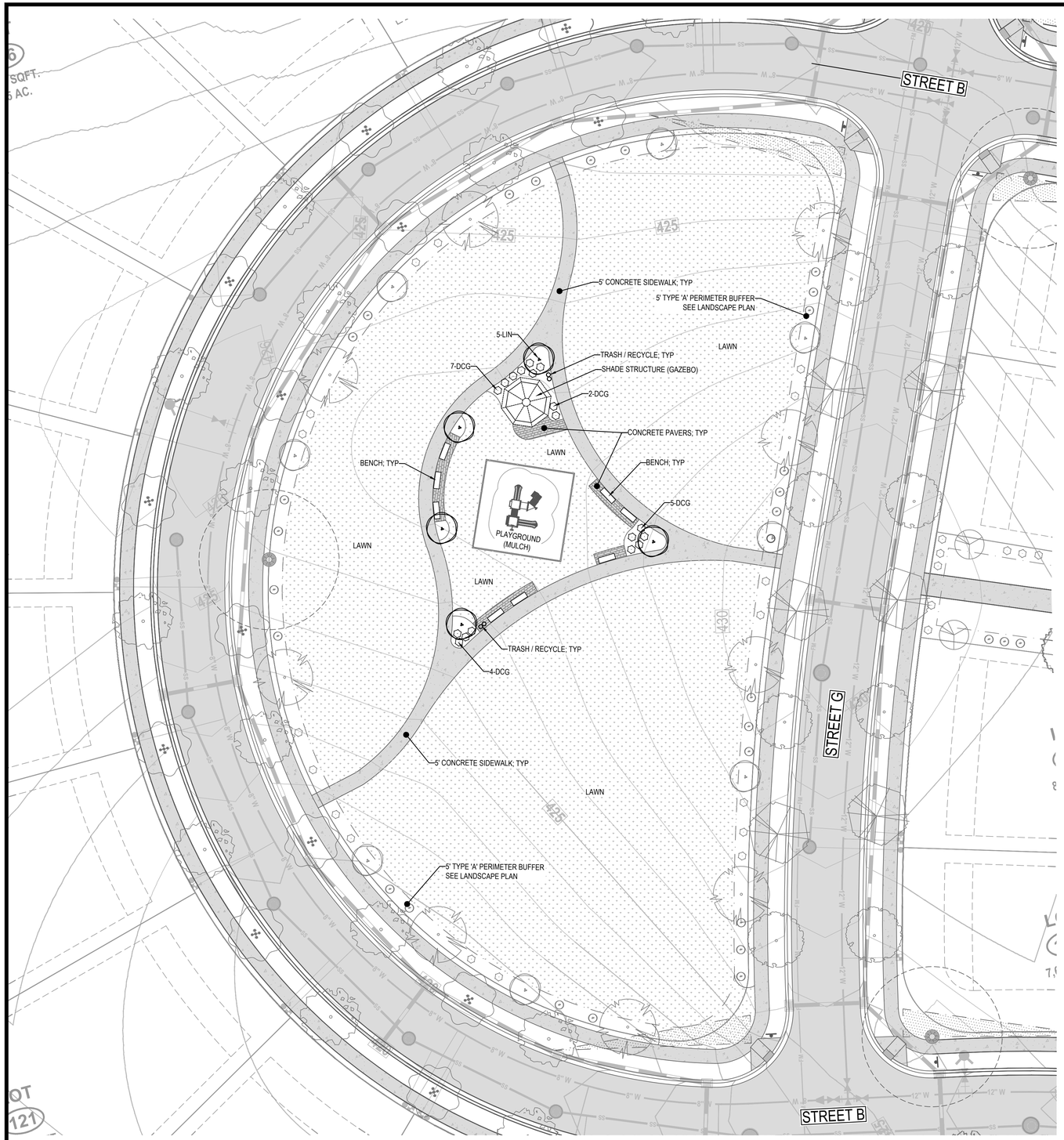
CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 1.0 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK 19083 PG: 2299

DEVELOPMENT PETITION PLANS
HAZEL RIDGE SUBDIVISION
LANDSCAPE DETAILS III

L-4.2



LEGEND

- GAZEBO
- BENCH
- TRASH / RECYCLE
- CONCRETE SIDEWALK
- CONCRETE PAVERS
- CRUSHED AGGREGATE

UNDERSTORY / ORNAMENTAL TREES:

- ACA - AMELANCHIER CANADENSIS
- MVI - MAGNOLIA VIRGINIANA
- CKO - CORNUS KOUSA
- LIN - LAGERSTROEMIA INDICA

SHRUBS:

- CAM - CALLICARPA AMERICANA
- CAL - CLETHRA ALNIFOLIA
- CFL - CALYCANTHUS FLORIDUS
- IGS - ILEX GLABRA 'SHAMROCK'
- AGR - ABELIA x GRANDIFLORA
- DCG - DISTYLIUM 'CINNAMON GIRL'
- ICR - ILEX CRENATA 'COMPACTA'

ORNAMENTAL GRASSES / PERENNIALS:

- PVI - PANICUM VIRGATUM
- BAU - BAPTISIA AUSTRALIS
- LCA - LOBELIA CARDINALIS
- RFU - RUDBECKIA FULGIDA
- SSC - SCHIZACHYRIUM SCOPARIUM

GROUNDCOVER:

- LAWN

SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET
HORIZONTAL

D:\DROPBOX\SOUTHWELL DESIGN, PLLC\PROJECTS\CURRY ENGINEERING\HAZEL RIDGE SUBDIVISION\CAD\L-5.X AMENITY LAYOUT.DWG
PLOTTED: 5/15/2025 9:39 PM

REVISIONS		
A	3/14/2025	TOHS COMMENTS #1
B	4/17/2025	TOHS COMMENTS #2
C	5/16/2025	TOHS COMMENTS #3

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 20'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

PRELIMINARY FOR REVIEW ONLY

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING COMPANY EST. 2010 NORTH CAROLINA
NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

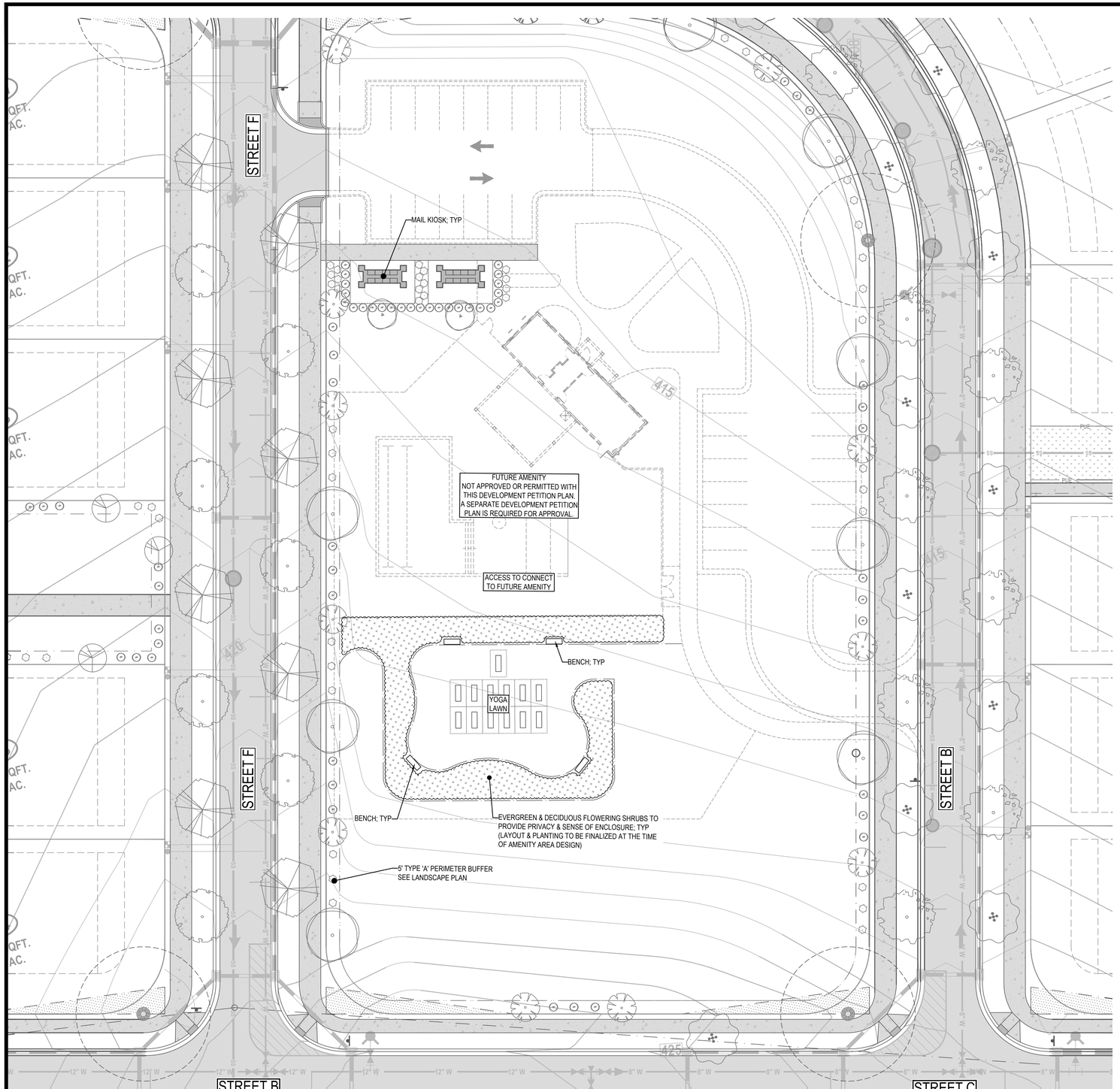
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

ACTIVE OPEN SPACE #1 LAYOUT

L-5.0



LEGEND

GAZEBO

BENCH

TRASH / RECYCLE

CONCRETE SIDEWALK

CONCRETE PAVERS

CRUSHED AGGREGATE

UNDERSTORY / ORNAMENTAL TREES:

ACA - AMELANCHIER CANADENSIS

MVI - MAGNOLIA VIRGINIANA

CKO - CORNUS KOUSA

LIN - LAGERSTROEMIA INDICA

SHRUBS:

CAM - CALLICARPA AMERICANA

CAL - CLETHRA ALNIFOLIA

CFL - CALYCANTHUS FLORIDUS

IGS - ILEX GLABRA 'SHAMROCK'

AGR - ABELIA x GRANDIFLORA

DCG - DISTYLIUM 'CINNAMON GIRL'

ICR - ILEX CRENATA 'COMPACTA'

ORNAMENTAL GRASSES / PERENNIALS:

PVI - PANICUM VIRGATUM

BAU - BAPTISIA AUSTRALIS

LCA - LOBELIA CARDINALIS

RFU - RUDBECKIA FULGIDA

SSC - SCHIZACHYRIUM SCOPARIUM

GROUNDCOVER:

LAWN

SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET
HORIZONTAL

D:\DROPBOX\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\HAZEL RIDGE SUBDIVISION*CAD\L-5.X AMENITY LAYOUT.DWG
PLOTTED: 5/15/2025 9:31 PM

REVISIONS		
A	3/14/2025	TOHS COMMENTS #1
B	4/17/2025	TOHS COMMENTS #2
C	5/16/2025	TOHS COMMENTS #3

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025 | HORZ. SCALE: 1" = 20'
FILE NO. 2023-046 | ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL
PRELIMINARY
FOR REVIEW ONLY
ADAM SOUTHWELL

CONSULTANT
Curry ENGINEERING
CURRY ENGINEERING EST. 10 NORTH CAROLINA
NC LIC. NO. P-0799
T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT
GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

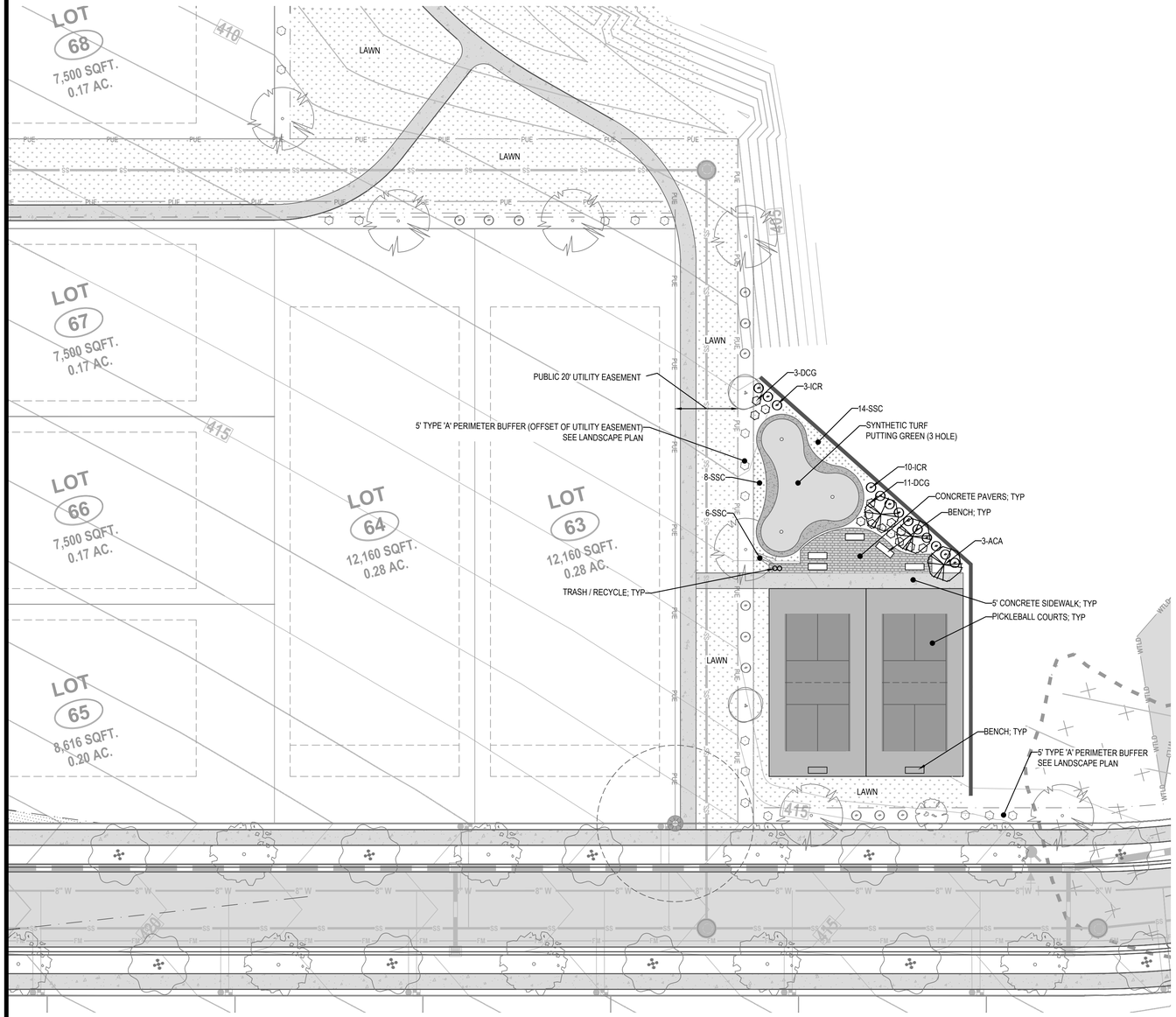
PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

ACTIVE OPEN SPACE #2 LAYOUT

L-5.1



LEGEND

GAZEBO

BENCH

TRASH / RECYCLE

CONCRETE SIDEWALK

CONCRETE PAVERS

CRUSHED AGGREGATE

UNDERSTORY / ORNAMENTAL TREES:

ACA - AMELANCHIER CANADENSIS

MVI - MAGNOLIA VIRGINIANA

CKO - CORNUS KOUSA

LIN - LAGERSTROEMIA INDICA

SHRUBS:

CAM - CALLICARPA AMERICANA

CAL - CLETHRA ALNIFOLIA

CFL - CALYCANTHUS FLORIDUS

IGS - ILEX GLABRA 'SHAMROCK'

AGR - ABELIA x GRANDIFLORA

DCG - DISTYLIUM 'CINNAMON GIRL'

ICR - ILEX CRENATA 'COMPACTA'

ORNAMENTAL GRASSES / PERENNIALS:

PVI - PANICUM VIRGATUM

BAU - BAPTISIA AUSTRALIS

LCA - LOBELIA CARDINALIS

RFU - RUDBECKIA FULGIDA

SSC - SCHIZACHYRIUM SCOPARIUM

GROUNDCOVER:

LAWN

SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET
HORIZONTAL

D:\DROPBOX\SOUTHWELL DESIGN, PLLC*PROJECTS\CURRY ENGINEERING\HAZEL RIDGE SUBDIVISION*CAD\L-5.X AMENITY LAYOUT.DWG
PLOTTED: 5/15/2025 9:32 PM

REVISIONS		
A	3/14/2025	TOHS COMMENTS #1
B	4/17/2025	TOHS COMMENTS #2
C	5/16/2025	TOHS COMMENTS #3

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 20'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA
PRELIMINARY
FOR REVIEW ONLY
1760
R. ADAM SOUTHWELL

CONSULTANT

Curry
ENGINEERING

CURRY ENGINEERS
EST. 10
NORTH CAROLINA
NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043
205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

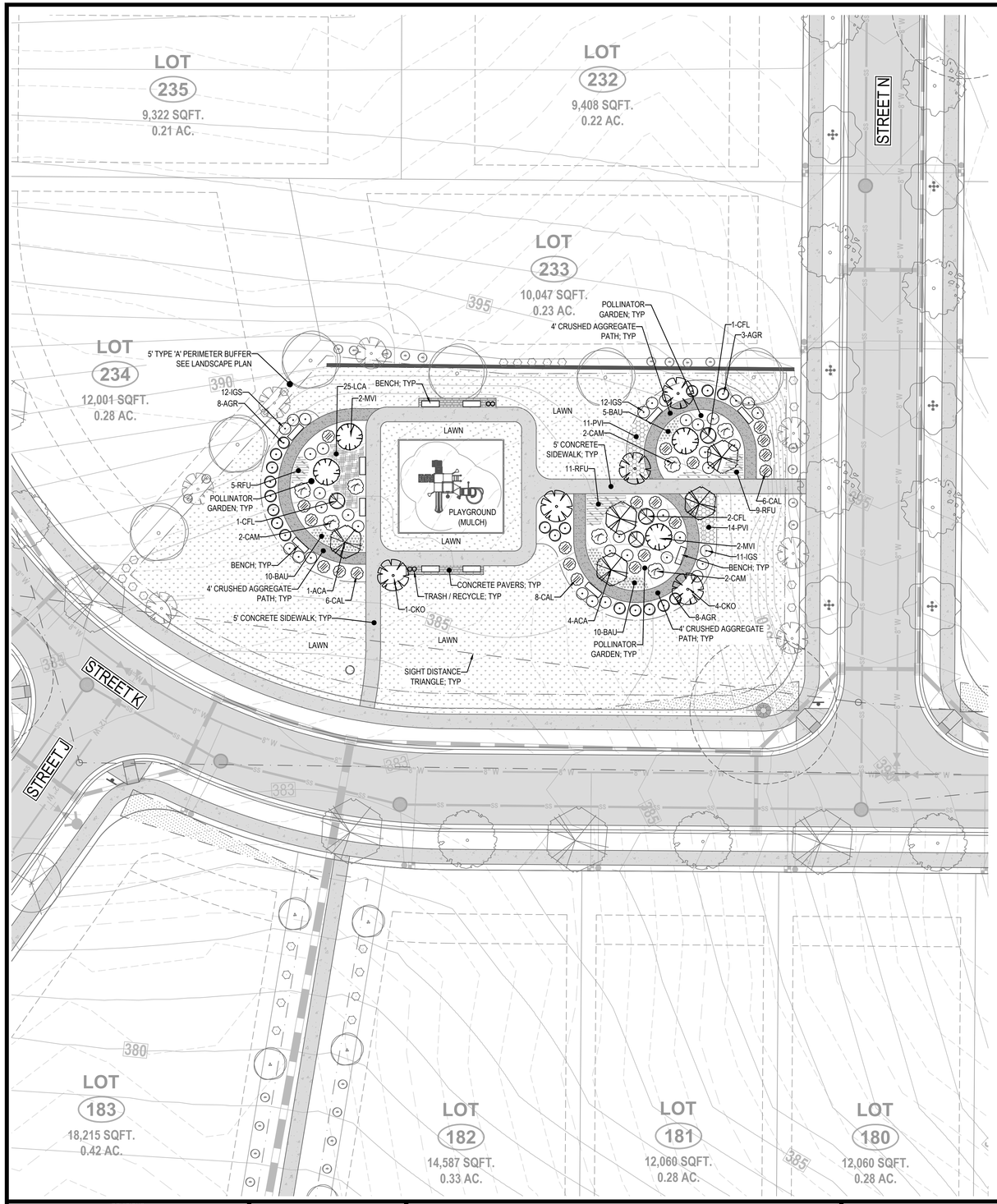
PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

DEVELOPMENT PETITION PLANS

HAZEL RIDGE SUBDIVISION

ACTIVE OPEN SPACE #3 LAYOUT

L-5.2



LEGEND

- GAZEBO
- BENCH
- TRASH / RECYCLE
- CONCRETE SIDEWALK
- CONCRETE PAVERS
- CRUSHED AGGREGATE

UNDERSTORY / ORNAMENTAL TREES:

- ACA - AMELANCHIER CANADENSIS
- MVI - MAGNOLIA VIRGINIANA
- CKO - CORNUS KOUSA
- LIN - LAGERSTROEMIA INDICA

SHRUBS:

- CAM - CALLICARPA AMERICANA
- CAL - CLETHRA ALNIFOLIA
- CFL - CALYCANTHUS FLORIDUS
- IGS - ILEX GLABRA 'SHAMROCK'
- AGR - ABELIA x GRANDIFLORA
- DCG - DISTYLIUM 'CINNAMON GIRL'
- ICR - ILEX CRENATA 'COMPACTA'

ORNAMENTAL GRASSES / PERENNIALS:

- PVI - PANICUM VIRGATUM
- BAU - BAPTISIA AUSTRALIS
- LCA - LOBELIA CARDINALIS
- RFU - RUDBECKIA FULGIDA
- SSC - SCHIZACHYRIUM SCOPARIUM

GROUNDCOVER:

- LAWN

SCALE: 1 IN = 20 FT

20' 10' 0 20' 40'

SCALE IN FEET HORIZONTAL

D:\DROPBOX\SOUTHWELL DESIGN, PLLC\PROJECTS\CURRY ENGINEERING\HAZEL RIDGE SUBDIVISION*CAD\L-5.X AMENITY LAYOUT.DWG
PLOTTED: 5/15/2025 9:33 PM

REVISIONS			
A	3/14/2025	TOHS COMMENTS #1	
B	4/17/2025	TOHS COMMENTS #2	
C	5/16/2025	TOHS COMMENTS #3	

STATUS
FOR REGULATORY REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: JANUARY 3, 2025	HORZ. SCALE: 1" = 20'
FILE NO. 2023-046	ORIG. SHEET SIZE: 24 x 36

PROFESSIONAL'S SEAL

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 1760 ADAM SOUTHWELL

PRELIMINARY FOR REVIEW ONLY

CONSULTANT

Curry ENGINEERING

CURRY ENGINEERING EST. 1 0 NORTH CAROLINA

NC LIC. NO. P-0799

T (919) 552-0849
F (919) 552-2043

205 S. Fuquay Avenue
Fuquay-Varina, NC 27526

CLIENT

GANDER DEVELOPMENT
A PARTNER IN COMMUNITY BUILDING

PROPERTY INFORMATION
DUNCAN COOK HOLDINGS LLC
PIN: 0646-39-8124 REID: 0062443
ZONING: SR-CD
DK: 19083 PG: 2299

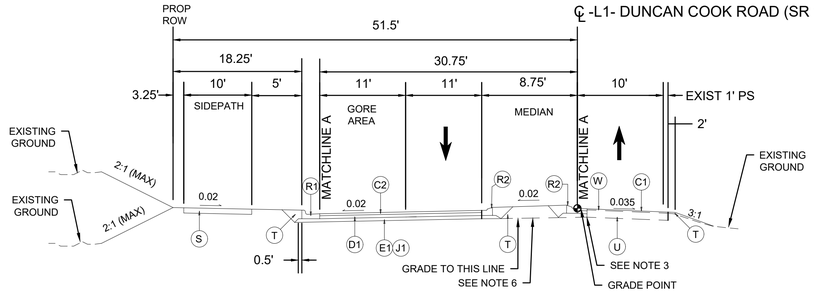
Gander Development
2310 S. Miami Bldv., Ste. 238
Durham, NC 27703
919.308.2123 (M)
Contact: Paul Burger
paul@ganderdev.com

DEVELOPMENT PETITION PLANS

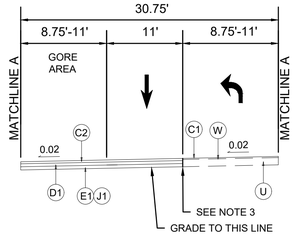
HAZEL RIDGE SUBDIVISION

ACTIVE OPEN SPACE #4 LAYOUT

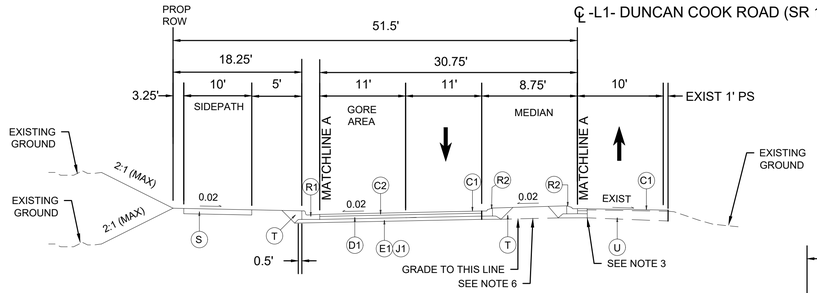
L-5.3



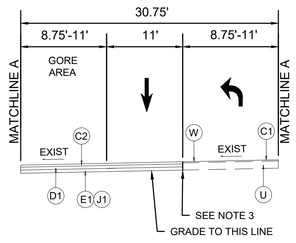
TYPICAL SECTION NO. 3
-L1- STA 41+00.00 TO STA 47+50.00



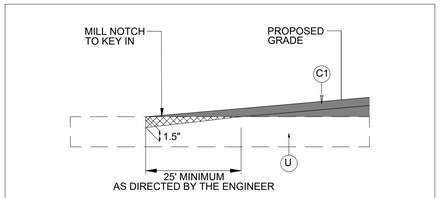
TYPICAL SECTION NO. 3A
-L1- STA 41+45.00 TO STA 44+60.00



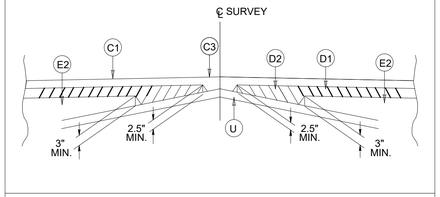
TYPICAL SECTION NO. 2
-L1- STA 12+80.00 TO STA 41+00.00



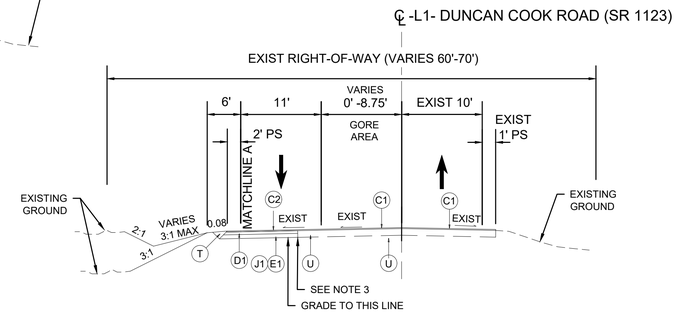
TYPICAL SECTION NO. 2A
-L1- STA 24+55.00 TO STA 27+70.00



INCIDENTAL MILLING DETAIL



METHOD OF WEDGING



TYPICAL SECTION NO. 1
-L1- STA 7+80.00 TO STA 12+80.00
-L1- STA 47+50.00 TO STA 51+75.00

PAVEMENT SCHEDULE

C1	PROP. APPROX. 1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YD.
C2	PROP. APPROX. 3" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YD. IN EACH OF TWO LAYERS
C3	PROP. VAR. DEPTH ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5C, AT AN AVERAGE RATE OF 112 LBS. PER SQ. YD. PER 1" DEPTH. TO BE PLACED IN LAYERS NOT TO EXCEED 1-1/2" IN DEPTH.
D1	PROP. APPROX. 4" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I19.0C, AT AN AVERAGE RATE OF 456 LBS. PER SQ. YD.
D2	PROP. VAR. DEPTH ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE I19.0C, AT AN AVERAGE RATE OF 114 LBS. PER SQ. YD. PER 1" DEPTH, TO BE PLACED IN LAYERS NOT LESS THAN 2-1/2" IN DEPTH OR GREATER THAN 4" IN DEPTH.
E1	PROP. APPROX. 5" ASPHALT CONCRETE BASE COURSE, TYPE B25.0C, AT AN AVERAGE RATE OF 570 LBS. PER SQ. YD.
E2	PROP. VAR. DEPTH ASPHALT CONCRETE BASE COURSE, TYPE B25.0C, AT AN AVERAGE RATE OF 114 LBS. PER SQ. YD. PER 1" DEPTH. TO BE PLACED IN LAYERS NOT LESS THAN 3" IN DEPTH OR GREATER THAN 5-1/2" IN DEPTH.
J1	PROP. 10" AGGREGATE BASE COURSE (MAY BE SUBSTITUTED FOR E1 IN AREAS WIDER THAN 6')
R1	PROP. 2'-6" CONCRETE CURB & GUTTER
R2	PROP. 1'-6" CONCRETE CURB & GUTTER
S	PROP. 4" CONCRETE SIDEWALK
T	EARTH MATERIAL
U	EXISTING PAVEMENT
V	VARIABLE DEPTH MILLING (0"-1.5")
W	VARIABLE DEPTH ASPHALT PAVEMENT (SEE WEDGING DETAIL THIS SHEET)

NOTES:
1. PAVEMENT EDGE SLOPES ARE 1:1 UNLESS SHOWN OTHERWISE.
2. REFER TO PLAN SHEETS FOR VARIABLE WIDTHS.
3. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT TO PROVIDE 2' MINIMUM FULL DEPTH ASPHALT PAVEMENT.
4. CONTRACTOR IS REQUIRED TO PROVIDE ASPHALT PATCH TO REPAIR PAVEMENT AS NEEDED WITHIN PROJECT LIMITS PRIOR TO OVERLAY.
5. UTILIZE VARIABLE DEPTH MILLING TO MATCH EXISTING ELEVATION AT EXISTING EDGE OF PAVEMENT.
6. REMOVE EXISTING PAVEMENT AND AGGREGATE SUBGRADE (IF APPLICABLE) UNDER PROPOSED MEDIAN.

EXULT® ENGINEERING
301 S. Main Street
Kannapolis, NC 28081
980.495.2250
www.exultengineering.com
NC License #C-4445

HAZEL RIDGE ROADWAY AND SIGNAL IMPROVEMENTS

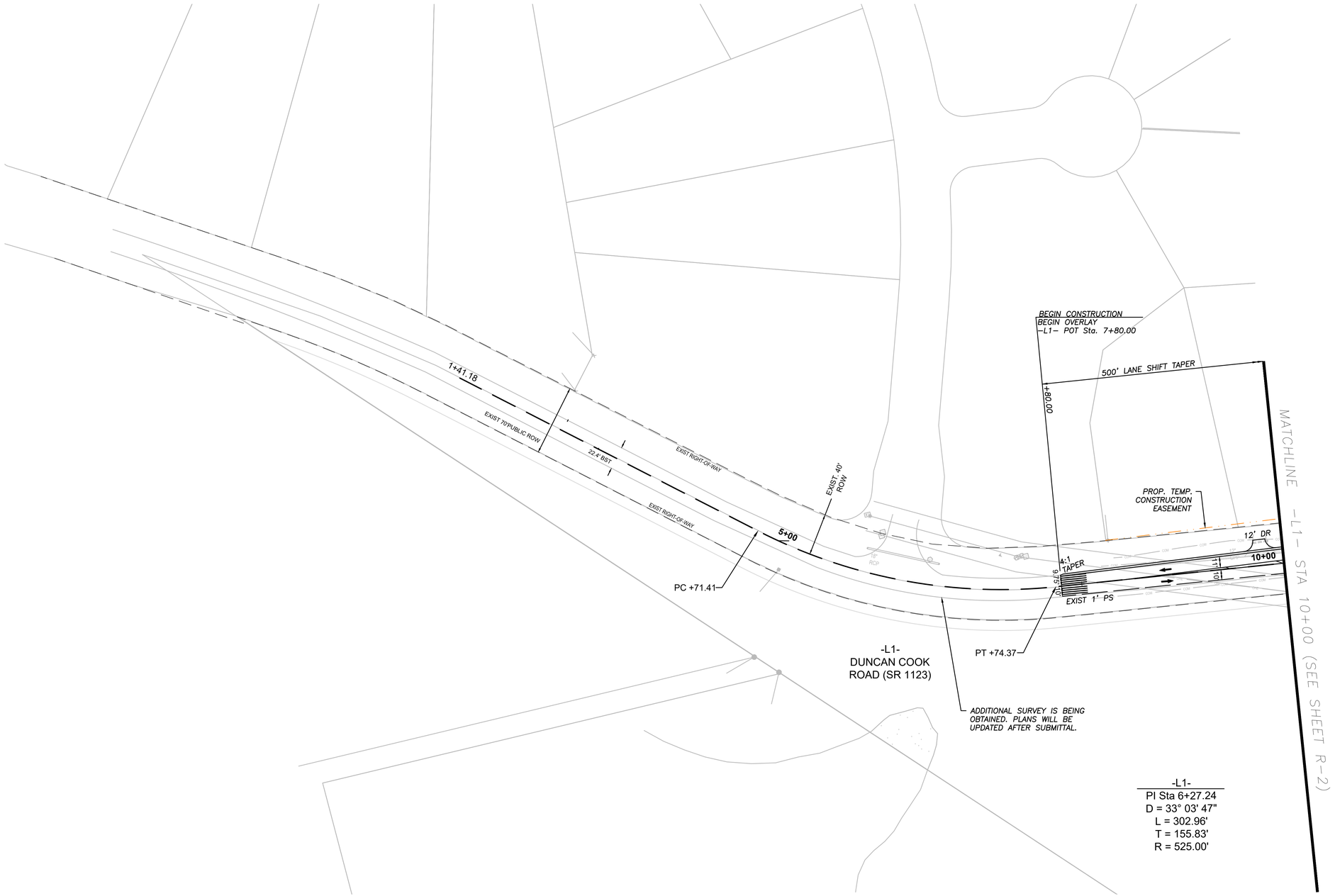
TYPICAL SECTIONS

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 051970 ENGINEER GARRETT BOYLE
PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION
SIGNATURE DATE

DESIGNED BY: RLM
REVIEWED BY: GCB
JOB NO: 00005004
DATE: 5/5/2025

DESCRIPTION	INIT.	DATE

SHEET NO.
4A



0 50 100 150 200

SCALE: 1" = 50'

INCIDENTAL MILLING

ROADWAY WIDENING/ FULL-DEPTH PAVEMENT

Notes:

1. RADII DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED (APPLIES TO ALL SHEETS).
2. CROSS SLOPES VARY ALONG -L1-. MATCH EXISTING CROSS SLOPES.REFER TO CROSS SECTIONS.
3. UNLESS OTHERWISE NOTED DRIVEWAY MATERIAL WILL BE ASPHALT WITH 10' TURNING RADII.
4. RELOCATE EXISTING COMMUNICATION AND FIBER OPTIC UTILITY LINES OUTSIDE THE LIMITS OF THE PROPOSED WIDENING.

EXULT® ENGINEERING
301 S. Main Street
Kannapolis, NC 28081
980.495.2250
www.exultengineering.com
NC License #C-4445

HAZEL RIDGE ROADWAY AND SIGNAL IMPROVEMENTS

PLAN SHEET

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 051970 ENGINEER GARRETT BOYLE

PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION

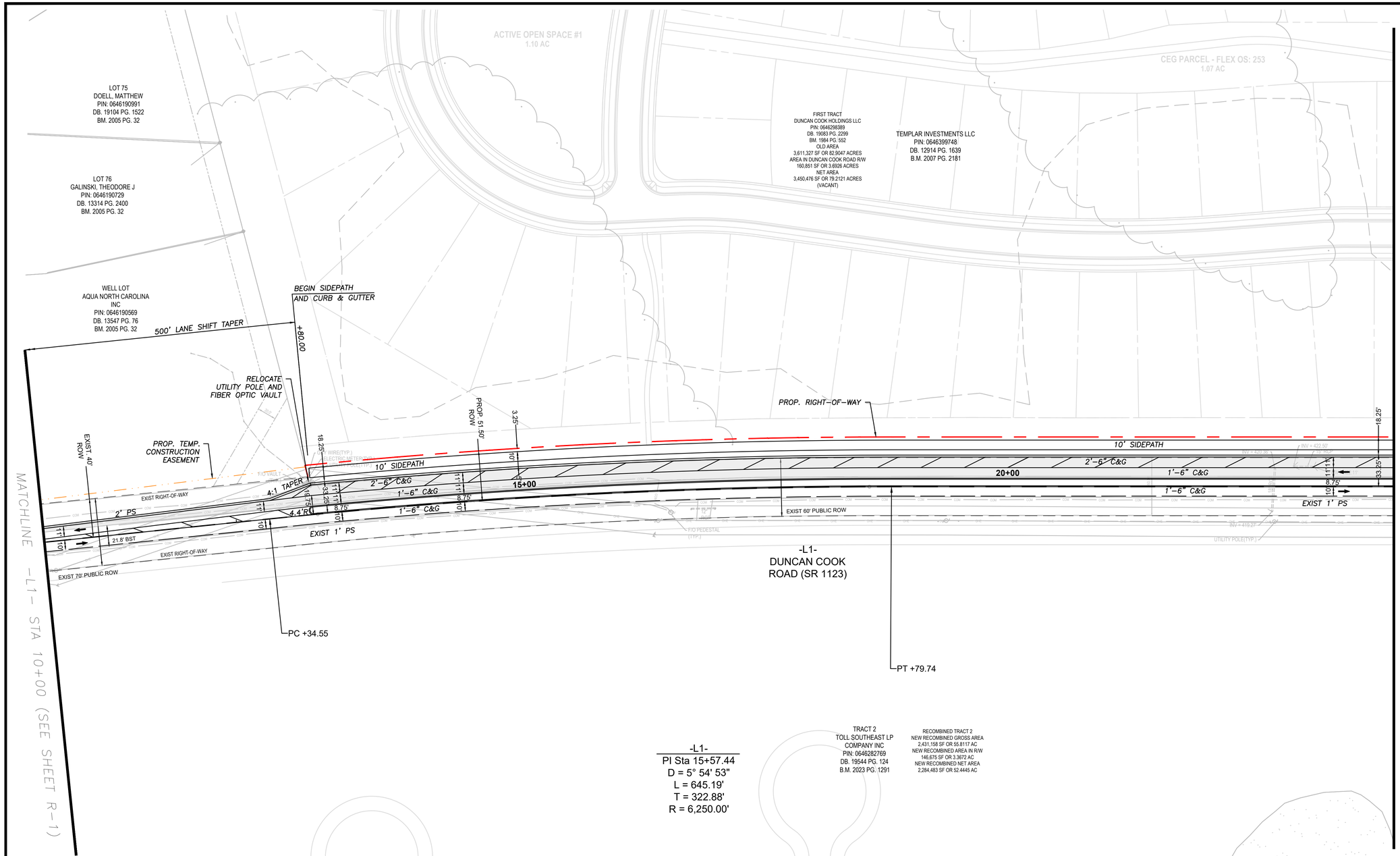
SIGNATURE DATE

DESIGNED BY: RLM
REVIEWED BY: GCB
JOB NO: 000105004
DATE: 5/15/2025

DESCRIPTION	INIT.	DATE

SHEET NO.

R-1



INCIDENTAL MILLING

ROADWAY WIDENING/ FULL-DEPTH PAVEMENT

Notes:

1. RADII DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED (APPLIES TO ALL SHEETS).
2. RT CROSS SLOPES VARY ALONG -L1-. TIE TO EXISTING EDGE OF PAVEMENT.REFER TO CROSS SECTIONS.
3. UNLESS OTHERWISE NOTED DRIVEWAY MATERIAL WILL BE ASPHALT WITH 10' TURNING RADII.
4. RELOCATE EXISTING COMMUNICATION AND FIBER OPTIC UTILITY LINES OUTSIDE THE LIMITS OF THE PROPOSED WIDENING.

EXULT ENGINEERING®
301 S. Main Street
Kannapolis, NC 28081
980.495.2250
www.exultengineering.com
NC License #C-4445

HAZEL RIDGE ROADWAY AND SIGNAL IMPROVEMENTS

PLAN SHEET

SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER
GARRETT BOYLE
051970

PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION

SIGNATURE DATE

DESCRIPTION	INIT.	DATE

DESIGNED BY: RLM
REVIEWED BY: GCB
JOB NO: 000105004
DATE: 5/15/2025

SHEET NO.
R-2

ACTIVE OPEN SPACE #2
1.69 AC

OLD GROSS AREA NORTH OF DUNCAN COOK ROAD
1,736,971 SF OR 39.8754 ACRES

TEMPLAR INVESTMENTS LLC
PIN: 0646399748
DB. 12914 PG. 1639
B.M. 2007 PG. 2181

FIRST TRACT
DUNCAN COOK HOLDINGS LLC
PIN: 0646298389
DB. 19083 PG. 2299
BM. 1984 PG. 552
OLD AREA
3,611,327 SF OR 82.9047 ACRES
AREA IN DUNCAN COOK ROAD R/W
160,851 SF OR 3.6926 ACRES
NET AREA
3,450,476 SF OR 79.2121 ACRES
(VACANT)

MATCHLINE -L1- STA 24+00 (SEE SHEET R-2)

MATCHLINE -L1- STA 38+00 (SEE SHEET R-4)

100' LT TURN TAPER
50' LT TURN STORAGE + 50' DECEL
115' LANE SHIFT TAPER
+70.00
+85.00
+55.00
HAZEL RIDGE DRIVEWAY 1
10'x70' SIGHT TRIANGLE
12' 12'
40' R
18.25'
10' SIDEPATH
2'-6" C&G
33.25'
11'
8.75'
EXIST RIGHT-OF-WAY
25+00
4.4' R
10' 11' 11'
EXIST 1' PS
EXIST RIGHT-OF-WAY INV = 430.74'
12" DIP
INV = 421.84'
F/O PEDESTAL (TYP.)
GUY WIRE(TYP.)
115' LANE SHIFT TAPER
PC +39.84
PROP. RIGHT-OF-WAY
PROP. 51.50' ROW
PROP. PUBLIC DRAINAGE EASEMENT
30+00
21.5' BST
EXIST 60' PUBLIC ROW
1'-6" C&G
35+00
3.25'
10'
5'
INV = 423.22'
INV = 423.88'
INV = 424.54'
INV = 423.56'
INV = 421.84'
INV = 427.24'
24" RCP
F/O VAULT (TYP.)
-L1-
DUNCAN COOK
ROAD (SR 1123)
PT +04.34
-L1-
PI Sta 29+72.10
D = 2° 01' 14"
L =264.50'
T = 132.26'
R = 7,500.00'
30' PROGRESS ENERGY EASEMENT
DB. 11095 PG. 1216
TRACT 2
TOLL SOUTHEAST LP
COMPANY INC
PIN: 0646282769
DB. 19544 PG. 124
B.M. 2023 PG. 1291
RECOMBINED TRACT 2
NEW RECOMBINED GROSS AREA
2,431,158 SF OR 55.8117 AC
NEW RECOMBINED AREA IN R/W
146,675 SF OR 3.3672 AC
NEW RECOMBINED NET AREA
2,284,483 SF OR 52.4445 AC
30' INGRESS-EGRESS EASEMENT
BM. 1995 PG. 911
OLD GROSS AREA SOUTH OF DUNCAN COOK ROAD
1,874,356 SF OR 43.0293 ACRES

0 50 100 150 200
SCALE: 1" = 50'

INCIDENTAL MILLING

ROADWAY WIDENING/ FULL-DEPTH PAVEMENT

Notes:
1. RADII DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED (APPLIES TO ALL SHEETS).
2. RT CROSS SLOPES VARY ALONG -L1-. TIE TO EXISTING EDGE OF PAVEMENT.REFER TO CROSS SECTIONS.
3. UNLESS OTHERWISE NOTED DRIVEWAY MATERIAL WILL BE ASPHALT WITH 10' TURNING RADII.
4. RELOCATE EXISTING COMMUNICATION AND FIBER OPTIC UTILITY LINES OUTSIDE THE LIMITS OF THE PROPOSED WIDENING.

EXULT® ENGINEERING
301 S. Main Street
Kannapolis, NC 28081
980.495.2250
www.exultengineering.com
NC License #C-4445

HAZEL RIDGE ROADWAY AND SIGNAL IMPROVEMENTS

PLAN SHEET

SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 051970 GARRETT BOYLE

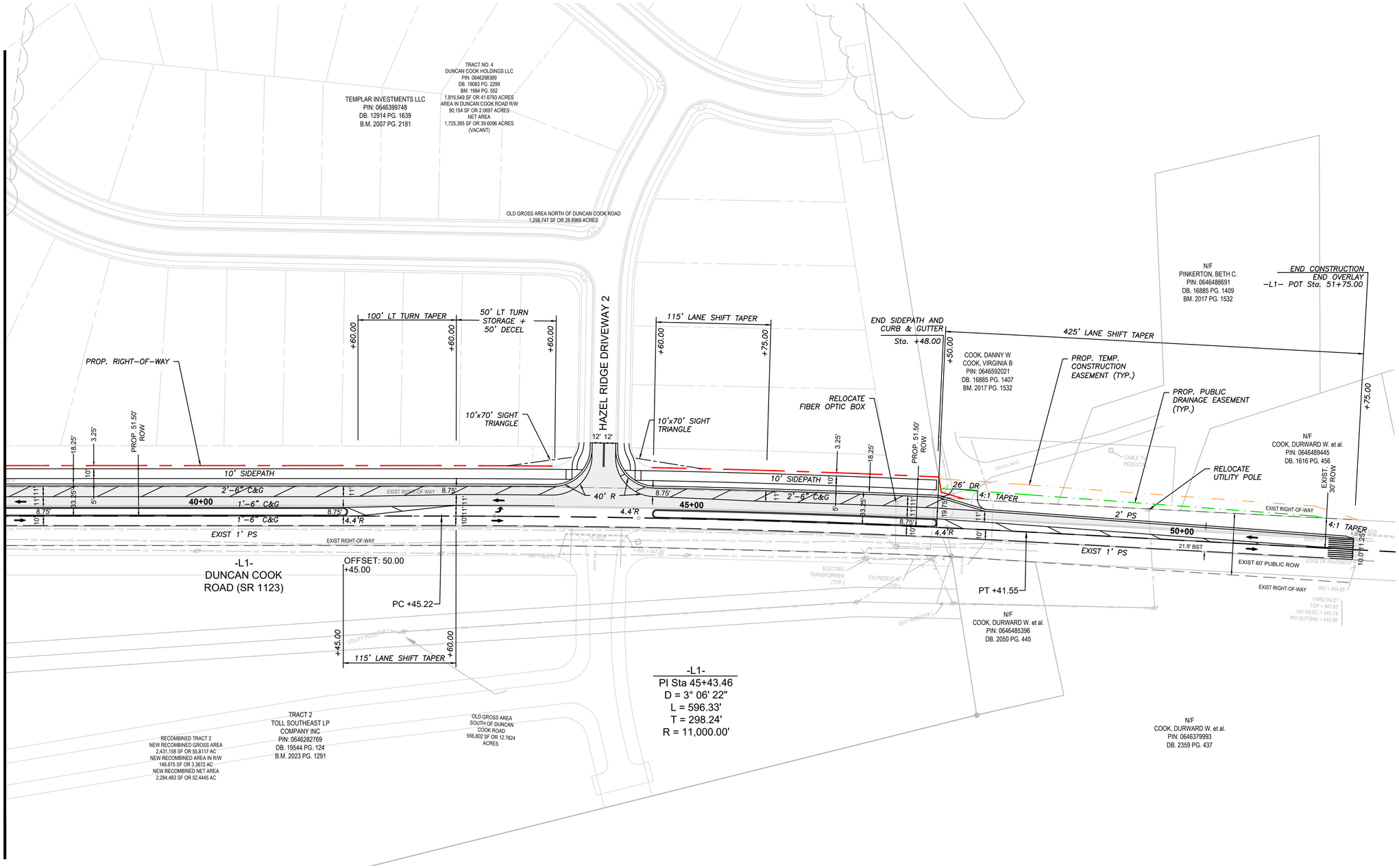
PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

SIGNATURE DATE

DESIGNED BY: RLM
REVIEWED BY: GCB
JOB NO: 00005004
DATE: 5/5/2025

DESCRIPTION	INIT.	DATE

SHEET NO.
R-3



INCIDENTAL MILLING

ROADWAY WIDENING/ FULL-DEPTH PAVEMENT

Notes:

1. *RADII DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED (APPLIES TO ALL SHEETS).*
2. *RT CROSS SLOPES VARY ALONG -L1-. TIE TO EXISTING EDGE OF PAVEMENT. LT CROSS SLOPES VARY ALONG -L1- FROM STA 47+50 TO 51+75. MATCH EXISTING CROSS SLOPES. REFER TO CROSS SECTIONS.*
3. *UNLESS OTHERWISE NOTED DRIVEWAY MATERIAL WILL BE ASPHALT WITH 10' TURNING RADII.*
4. *RELOCATE EXISTING COMMUNICATION AND FIBER OPTIC UTILITY LINES OUTSIDE THE LIMITS OF THE PROPOSED WIDENING.*

EXULT® ENGINEERING
301 S. Main Street
Kannapolis, NC 28081
980.495.2250
www.exultengineering.com
NC License #C-4445

HAZEL RIDGE ROADWAY AND SIGNAL IMPROVEMENTS

PLAN SHEET

SEAL
NORTH CAROLINA
PROFESSIONAL
SEAL
051970
ENGINEER
GARRETT BOYLE

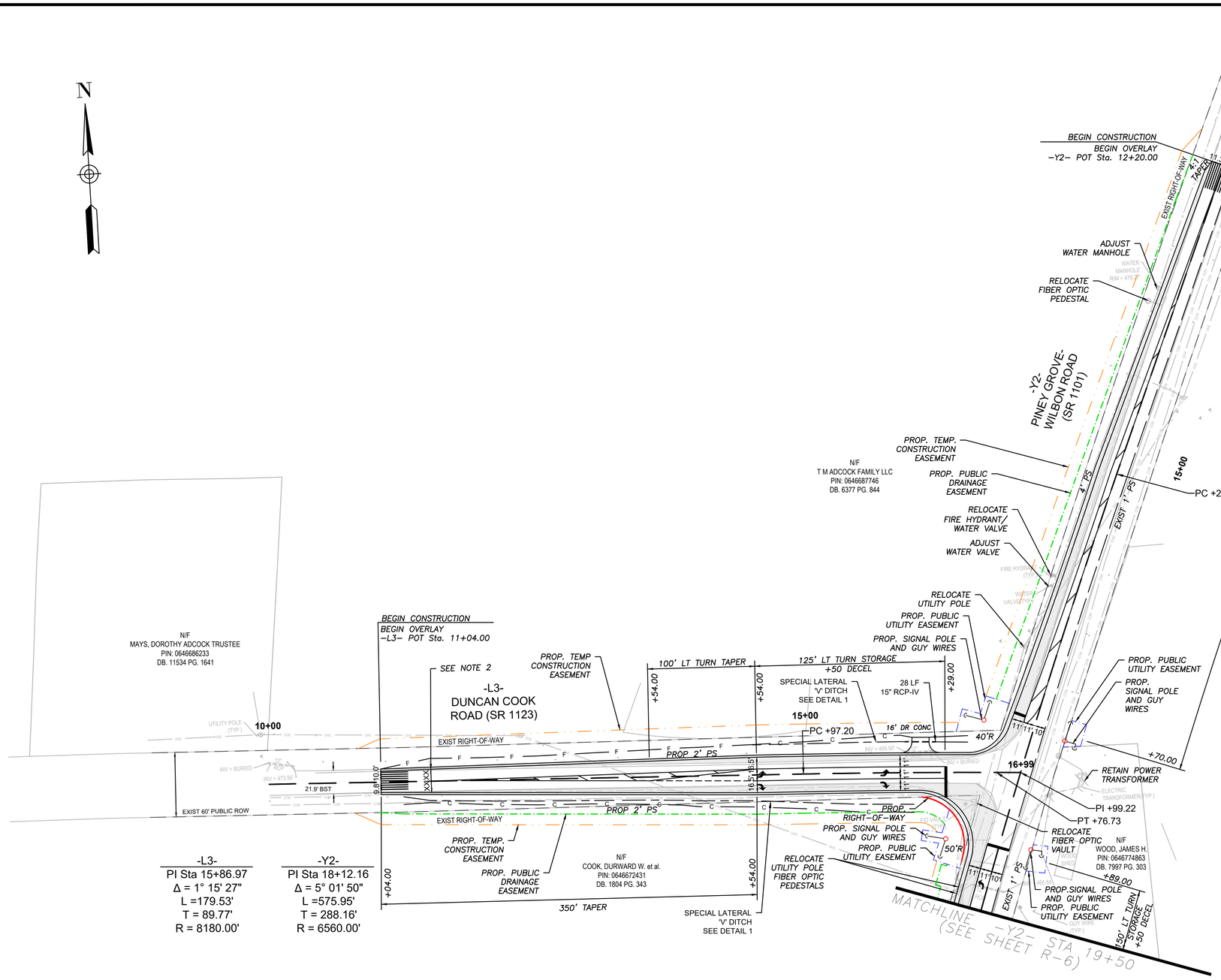
PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

SIGNATURE DATE

JOB NO: 000105004
DATE: 5/15/2025
DESIGNED BY: RLM
REVIEWED BY: GCB

DESCRIPTION	INT.	DATE

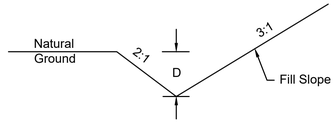
SHEET NO.
R-4



DETAIL 1

SPECIAL LATERAL 'V' DITCH

(Not to Scale)



FROM -L3- STA. 11+25 TO STA. 16+00 RT
FROM -L3- STA. 14+50 TO STA. 16+50 LT

INCIDENTAL MILLING

ROADWAY WIDENING/ FULL–DEPTH PAVEMENT

Notes:

1. RADII DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED (APPLIES TO ALL SHEETS).
2. CROSS SLOPES VARY ALONG –L3– MATCH EXISTING CROSS SLOPES. REFER TO CROSS SECTIONS.
3. UNLESS OTHERWISE NOTED DRIVEWAY MATERIAL WILL BE ASPHALT WITH 10' TURNING RADII. (2" S9.5B AND 8" ABC). CONCRETE DRIVEWAYS WILL BE 6" DEPTH.
4. RELOCATE EXISTING COMMUNICATION AND FIBER OPTIC UTILITY LINES OUTSIDE THE LIMITS OF THE PROPOSED WIDENING.

EXULT ENGINEERING®
301 S. Main Street
Kannapolis, NC 28081
980.495.2250
www.exultengineering.com
NC License #C-4445

HAZEL RIDGE ROADWAY AND SIGNAL IMPROVEMENTS

PLAN SHEET

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 051970 ENGINEER GARRETT BOYLE

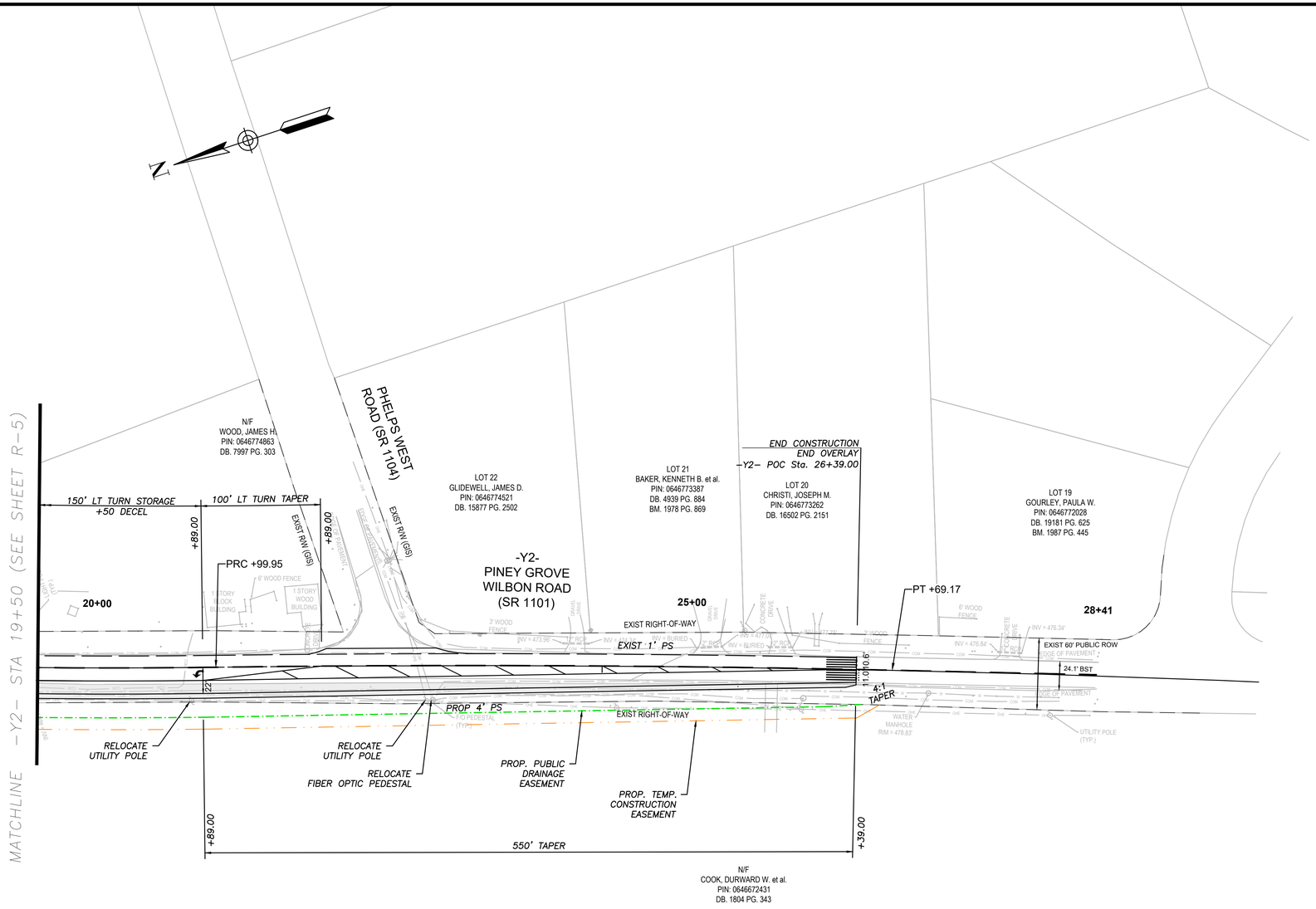
PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION

SIGNATURE DATE

DESIGNED BY: RLM
REVIEWED BY: GCB
JOB NO: 000105004
DATE: 5/15/2025

DESCRIPTION	INT.	DATE

SHEET NO.
R-5



-Y2-
PI Sta 23+84.59
Δ = 2° 02' 41"
L =569.22'
T = 284.64'
R = 15950.00'

0 50 100 150 200
SCALE: 1" = 50'

INCIDENTAL MILLING

ROADWAY WIDENING/ FULL-DEPTH PAVEMENT

Notes:
1. RADII DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED (APPLIES TO ALL SHEETS).
2. CROSS SLOPES VARY ALONG -Y2-. MATCH EXISTING CROSS SLOPES. REFER TO CROSS SECTIONS.
3. UNLESS OTHERWISE NOTED DRIVEWAY MATERIAL WILL BE ASPHALT WITH 10' TURNING RADII.
4. RELOCATE EXISTING COMMUNICATION AND FIBER OPTIC UTILITY LINES OUTSIDE THE LIMITS OF THE PROPOSED WIDENING.

EXULT ENGINEERING®
301 S. Main Street
Kannapolis, NC 28081
980.495.2250
www.exultengineering.com
NC License #C-4445

HAZEL RIDGE ROADWAY AND SIGNAL IMPROVEMENTS

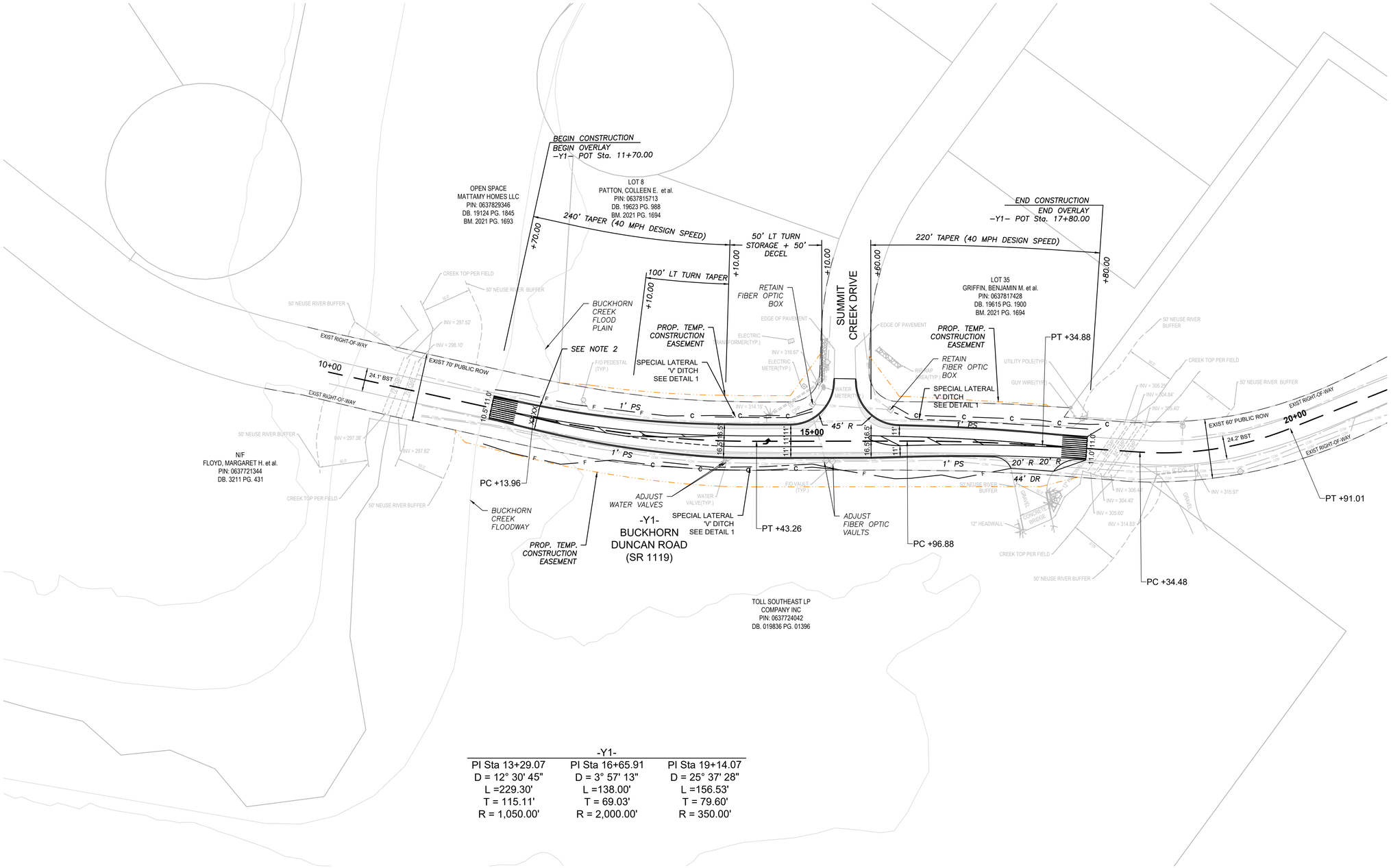
PLAN SHEET

SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER GARRETT BOYLE
PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION
SEAL 051970
SIGNATURE DATE

DESIGNED BY: RLM
REVIEWED BY: GCB
JOB NO: 00105004
DATE: 5/15/2025

DESCRIPTION	INIT.	DATE

SHEET NO.
R-6



-Y1-		
PI Sta 13+29.07	PI Sta 16+65.91	PI Sta 19+14.07
D = 12° 30' 45"	D = 3° 57' 13"	D = 25° 37' 28"
L =229.30'	L =138.00'	L =156.53'
T = 115.11'	T = 69.03'	T = 79.60'
R = 1,050.00'	R = 2,000.00'	R = 350.00'

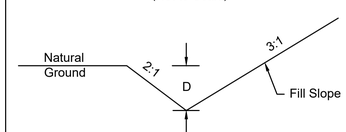
0 50 100 150 200

SCALE: 1" = 50'

DETAIL 1

SPECIAL LATERAL 'V' DITCH

(Not to Scale)



FROM -Y1- STA. 13+50 TO STA. 15+00 RT
FROM -Y1- STA. 15+84 TO STA. 18+00 RT
FROM -Y1- STA. 13+00 TO STA. 15+25 LT

INCIDENTAL MILLING

ROADWAY WIDENING/ FULL–DEPTH PAVEMENT

Notes:

1. *RADII DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED (APPLIES TO ALL SHEETS).*
2. *CROSS SLOPES VARY ALONG –Y1– MATCH EXISTING CROSS SLOPES. REFER TO CROSS SECTIONS.*
3. *UNLESS OTHERWISE NOTED DRIVEWAY MATERIAL WILL BE ASPHALT WITH 10' TURNING RADII. (2" S9.5B AND 8" ABC). CONCRETE DRIVEWAYS WILL BE 6" DEPTH.*
4. *RELOCATE EXISTING COMMUNICATION AND FIBER OPTIC UTILITY LINES OUTSIDE THE LIMITS OF THE PROPOSED WIDENING.*

EXULT® ENGINEERING
301 S. Main Street
Kannapolis, NC 28081
980.495.2250
www.exultengineering.com
NC License #C-4445

HAZEL RIDGE ROADWAY AND SIGNAL IMPROVEMENTS

PLAN SHEET

SEAL
NORTH CAROLINA
PROFESSIONAL
PRELIMINARY PLANS
SEAL
052970
DO NOT USE FOR CONSTRUCTION
ENGINEER
GARRETT BOYLE

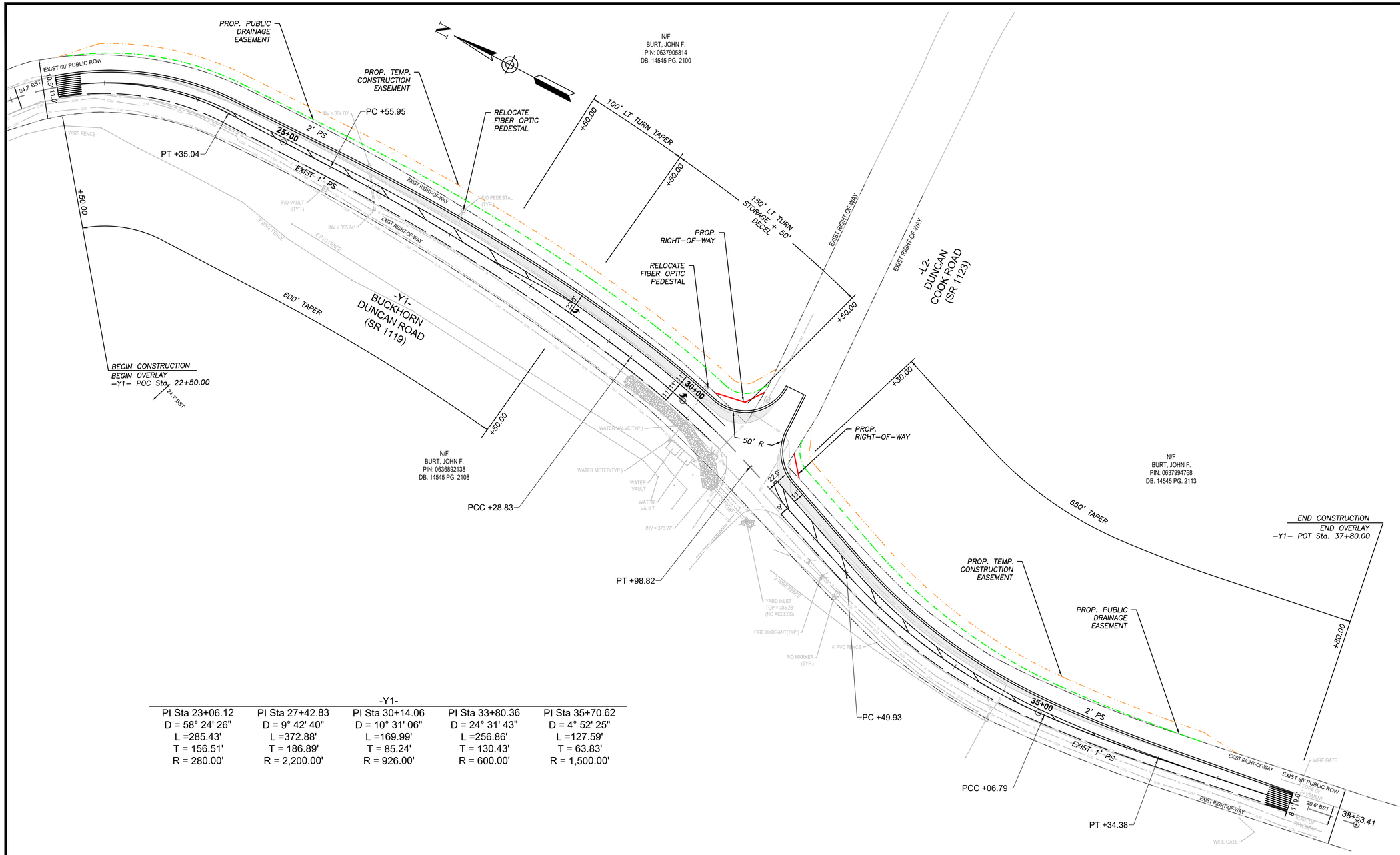
SIGNATURE DATE

DESIGNED BY: RLM
REVIEWED BY: GCB
JOB NO: 000105004
DATE: 5/15/2025

DESCRIPTION	INIT.	DATE

SHEET NO.

R-7



-Y1-

PI Sta 23+06.12	PI Sta 27+42.83	PI Sta 30+14.06	PI Sta 33+80.36	PI Sta 35+70.62
D = 58° 24' 26"	D = 9° 42' 40"	D = 10° 31' 06"	D = 24° 31' 43"	D = 4° 52' 25"
L =285.43'	L =372.88'	L =169.99'	L =256.86'	L =127.59'
T = 156.51'	T = 186.89'	T = 85.24'	T = 130.43'	T = 63.83'
R = 280.00'	R = 2,200.00'	R = 926.00'	R = 600.00'	R = 1,500.00'

0 50 100 150 200

SCALE: 1" = 50'

INCIDENTAL MILLING

ROADWAY WIDENING/ FULL-DEPTH PAVEMENT

Notes:
1.RADII DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED (APPLIES TO ALL SHEETS).
2.CROSS SLOPES VARY ALONG -Y1-. MATCH EXISTING CROSS SLOPES. REFER TO CROSS SECTIONS.
3. UNLESS OTHERWISE NOTED DRIVEWAY MATERIAL WILL BE ASPHALT WITH 10' TURNING RADII.
4. RELOCATE EXISTING COMMUNICATION AND FIBER OPTIC UTILITY LINES OUTSIDE THE LIMITS OF THE PROPOSED WIDENING.

EXULT ENGINEERING
301 S. Main Street
Kannapolis, NC 28081
980.495.2250
www.exultengineering.com
NC License #C-4445

HAZEL RIDGE ROADWAY AND SIGNAL IMPROVEMENTS

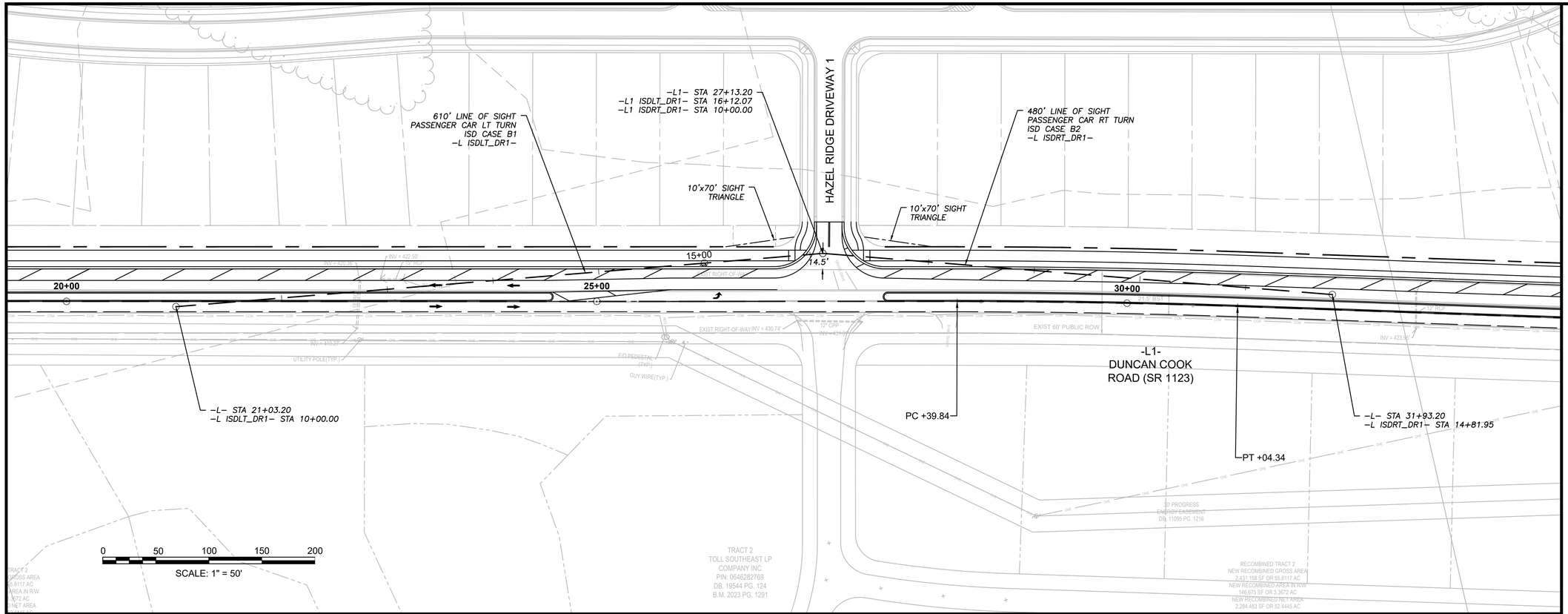
PLAN SHEET

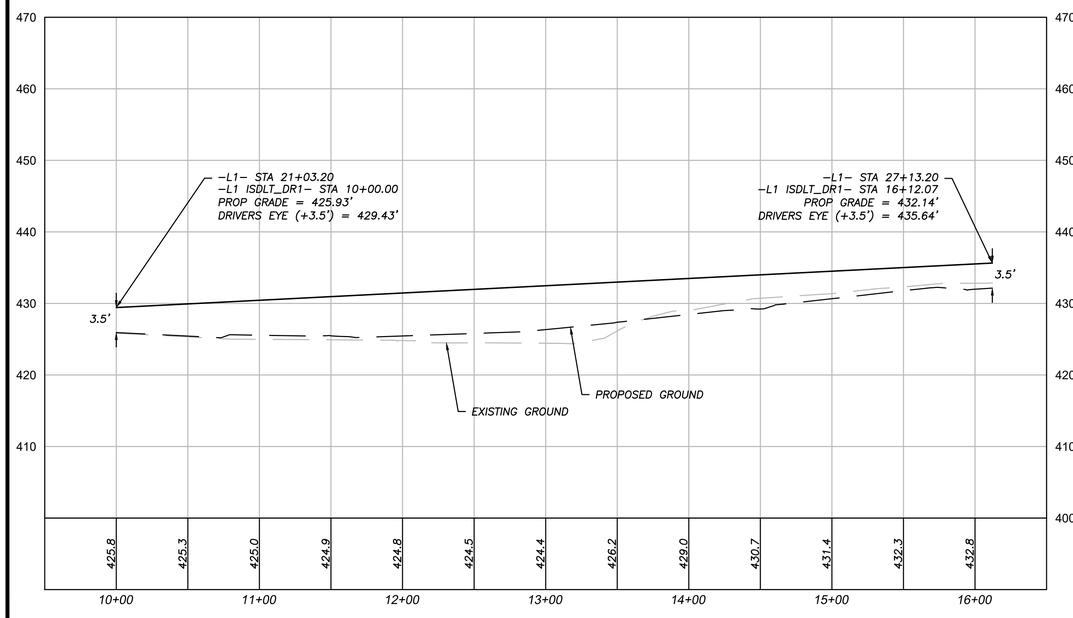
SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER
PRELIMINARY PLANS
SEAL
051970
DO NOT USE FOR CONSTRUCTION
GARRETT BOYLE
SIGNATURE DATE

DESIGNED BY: GCB
REVIEWED BY: EWL
JOB NO: 00041015
DATE: 4/16/2025

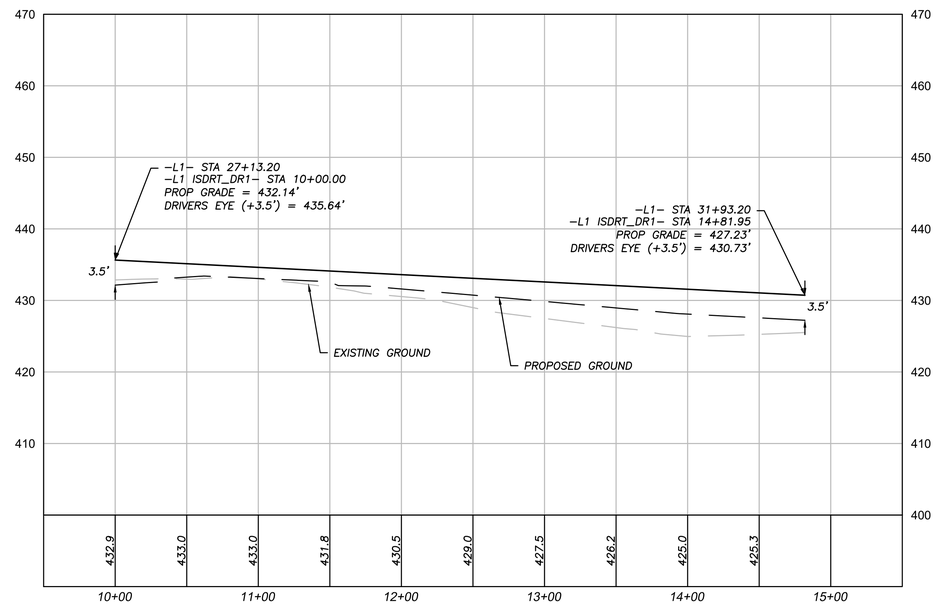
DESCRIPTION	INIT.	DATE

SHEET NO.
R-8





-L1 ISDLT_DR1-
INTERSECTION SIGHT DISTANCE
LEFT TURN
FROM HAZEL RIDGE DRIVEWAY 1
DS = 50 MPH
ISD CASE B1 = 610'



-L1 ISDRT_DR1-
INTERSECTION SIGHT DISTANCE
RIGHT TURN
FROM HAZEL RIDGE DRIVEWAY 1
DS = 50 MPH
ISD CASE B2 = 480'

EXULT® ENGINEERING
301 S. Main Street
Kannapolis, NC 28081
980.495.2250
www.exultengineering.com
NC License #C-4445

HAZEL RIDGE ROADWAY AND SIGNAL IMPROVEMENTS

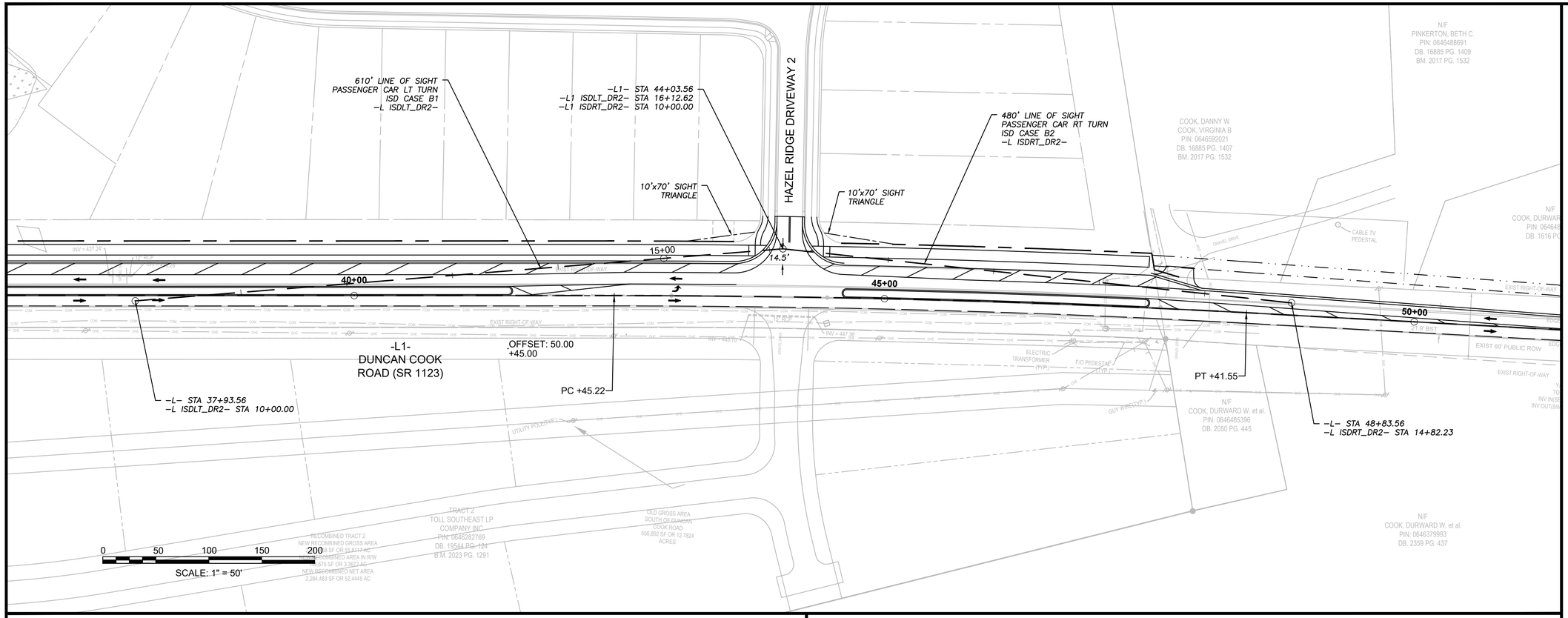
INTERSECTION SIGHT DISTANCE

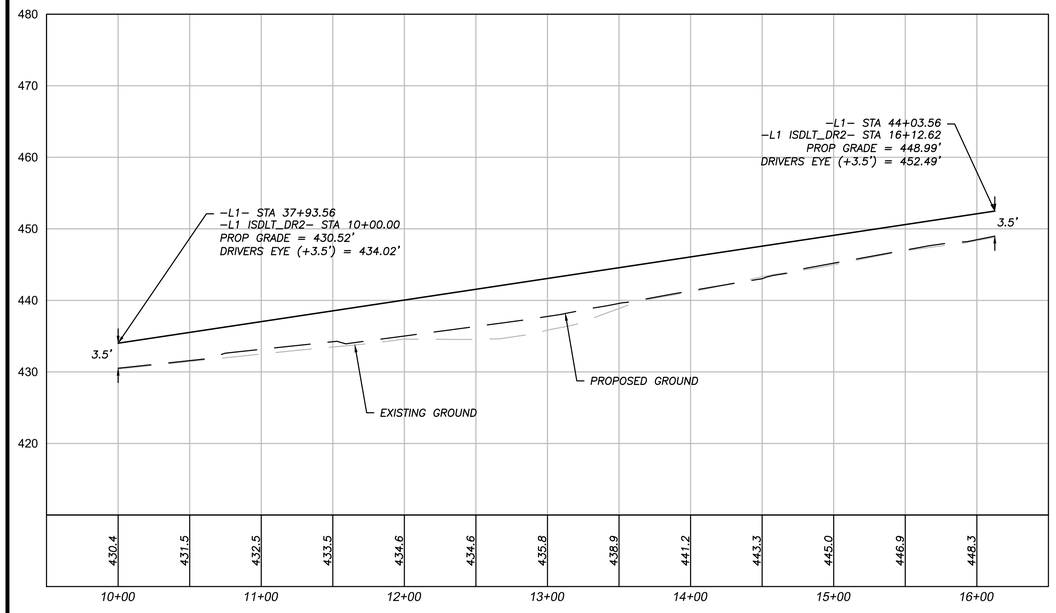
SEAL
NORTH CAROLINA
PROFESSIONAL
ENGINEER
GARRETT BOYLE
PRELIMINARY PLANS
SEAL
051970
DO NOT USE FOR CONSTRUCTION
SIGNATURE
DATE

DESIGNED BY: RLM
REVIEWED BY: GCB
JOB NO: 000105004
DATE: 5/15/2025

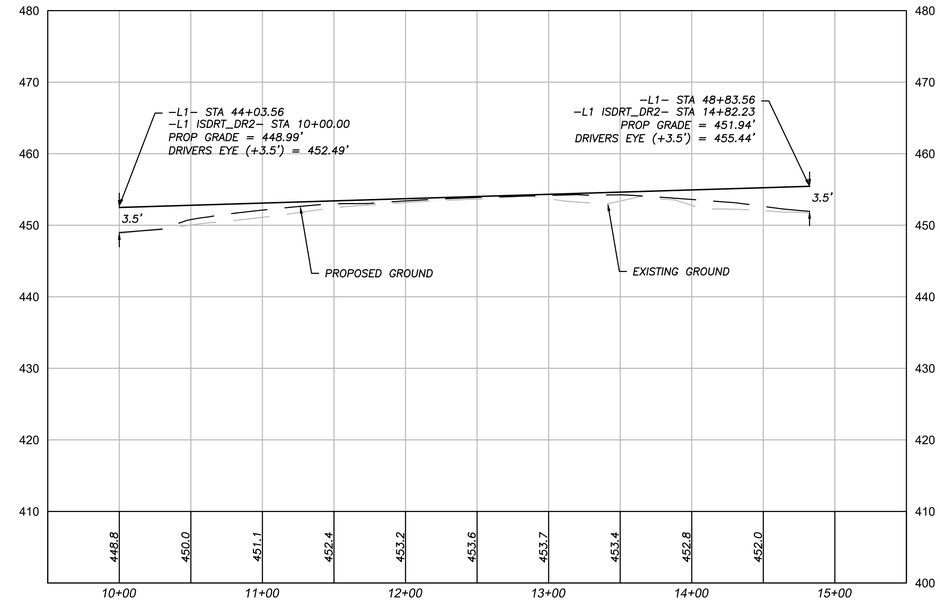
DESCRIPTION	INIT.	DATE

SHEET NO.
SD-1





-L1 ISDLT_DR2-
INTERSECTION SIGHT DISTANCE
LEFT TURN
FROM HAZEL RIDGE DRIVEWAY 2
DS = 50 MPH
ISD CASE B1 = 610'



-L1 ISDRT_DR2-
INTERSECTION SIGHT DISTANCE
RIGHT TURN
FROM HAZEL RIDGE DRIVEWAY 2
DS = 50 MPH
ISD CASE B2 = 480'

EXULT ENGINEERING®
301 S. Main Street
Kannapolis, NC 28081
980.495.2250
www.exultengineering.com
NC License #C-4445

HAZEL RIDGE ROADWAY AND SIGNAL IMPROVEMENTS

INTERSECTION SIGHT DISTANCE

SEAL
NORTH CAROLINA
PROFESSIONAL
SEAL
051970
ENGINEER
GARRETT BOYLE

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

SIGNATURE DATE

DESIGNED BY: RLM
REVIEWED BY: GCB
JOB NO: 000105004
DATE: 5/15/2025

DESCRIPTION	INIT.	DATE

SHEET NO.
SD-2

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 4.

Development Services
Title: 21-DP-06-A02 1317 N Main St. Development Plan Major Amendment
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Brett Gosney, Development Services, Elliot Blonshine, Development Services

Action(s):

- Recommend the Town Council approve (with the conditions) / deny Development Plan Major Amendment 21-DP-06-A02 for 1317 N Main Street Commercial Tracts, and to forward the Planning Board Action Report, to include the Recommendation, to the Town Council.

Explanation:

- A Major Amendment to the Development Plan for 1317 N Main Street Commercial Tracts has been submitted to the town for a reduction in the building height, reduction in the building square footage, and a modification in the building design at 200 Sportsmanship Way.
- This parcel is associated with an overall Master Plan for 1317 N Main St. that includes the adjacent parcel which is to be developed with 124 unit apartment building in partnership with Wake County and Downtown Housing Improvement Corporation (DHIC).
- The proposed Development Plan Major Amendment reduces the uses on the site to a single 75,000 sf office building. The previously approved plan included roughly 94,000 sf between two buildings and included a mix of uses on the site.
- The proposed amendments are inconsistent with the commitments made by the developer identified in a Town Council approved Development Agreement and Economic Development Agreement for the property which stated a mixture of office, retail, and hospitality uses would be incorporated into the site.

Staff Recommendation: Deny

Background:

- The parcel was rezoned to CB-CD Community Business Conditional Zoning District on April 6, 2021.
- The parcel had a Major Subdivision Plan (21-MAS-03) approved on October 5, 2022.
- The parcel had a Development Plan (21-DP-06) approved on October 4, 2023.
- This development has a Development Agreement & an Economic Development Agreement that were approved on January 19, 2023.
- The Development Plan previously had a minor amendment administratively approved on October 4, 2024.

    - This minor amendment modified the building locations and layout, however, did not reduce the overall amount of building square footage that was being proposed.
- This parcel was part of the land that was originally designated as the "borrow pit" for the South Wake Landfill. Since the property was removed from the landfill plans, Wake County sold the south half to the Town for the North Main Athletic Park (Ting Park) and the north half has remained under the ownership of the County.
- The Property was identified by Wake County as part of its Evaluation and Disposition of County-owned Land for Affordable Housing Policy, which evaluates publicly-owned land for disposition to include affordable housing development. In January 2020, Wake County issued its first public land disposition RFP under the newly adopted Policy for development proposals for 1317 N. Main Street.
- In May 2020, Wake County selected the proposal by the development team of My Computer Career (MyCC) and DHIC as the Lead Applicants for the potential development of 1317 N. Main Street. MyCC is no longer a partner in the project and Capital Associates Management is now the lead applicant.
- The Development Agreement was modified to remove MyCC as a partner for the project on September 20, 2022.

Funding Source(s):

N/A

Attachment(s):

1. 21DP06A02_1317NMainSt_StaffReport_final
2. Development Agreement_ Ting North _Capital Associates_EXECUTED
3. 21DP06A02_1317NMain_Application
4. 21DP06A02_1317NMain_Planset

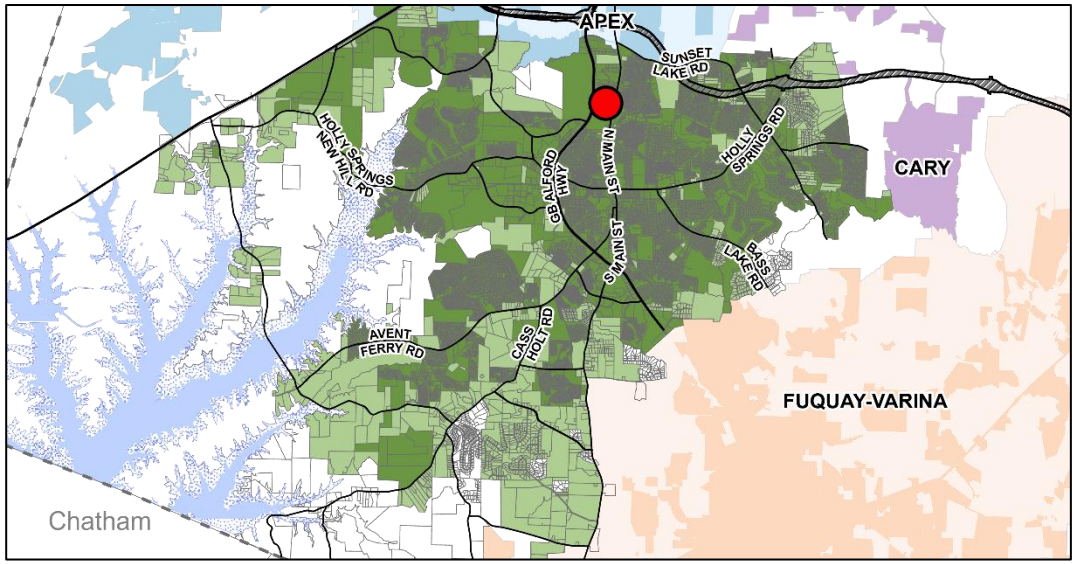
Project Type: Development Plan (Major Amendment)

Concurrent Applications:
☐ Waiver / SUP/ VAR/ CPA

Applicant / Petitioner:
Adam Pike, McAdams

Property Address: 200 Sportsmanship Way

Property Area: 11.11 ac.



Located in: ☒Holly Springs Corporate Limits ☐Holly Springs ETJ ☐Annexation Pending

Project Summary:

A Development Plan Major Amendment for a reduction in the building height, reduction in the building square footage, and a modification in the building design at 200 Sportsmanship Way.

Requested Action:

Advisory Decision: The Planning Board will review the petition and make a recommendation to the Town Council to approve or deny the requested Development Plan petition.

Table of Contents:

Case Summary	Page 2
Current Zoning Information	Page 3
Land Use & Character Information	Page 4
Transportation Information	Page 7
Parks, Recreation & Greenways Information	Page 9
Community Facilities Information	Page 10
Infrastructure & Utility Information	Page 11
Natural Resources Information	Page 13
Development Standards Information	Page 14
Decision-Making Information	Page 17

Case Summary

Current Zoning:
CB: Community Business
☒ Conditional Zoning District

Current Major Subdivision Plan:
1317 N Main St Master Plan



Aerial Photograph

Growth Strategy Map:
Places to Transform

Small Area Plan Designation:
N/A

Future Land Use Plan Designation:
Mixed-Use Center

Staff Analysis:

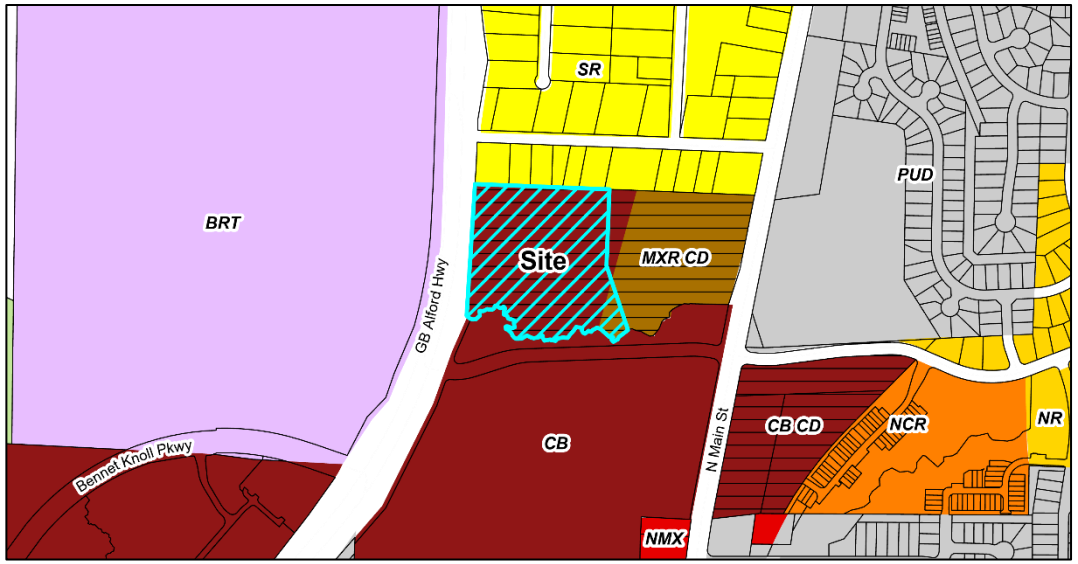
The Development Plan is: ☐ Consistent with Adopted Plans/Ordinances ☒ Inconsistent with Adopted Plans/Ordinances

While the proposed Amendment complies with minimum requirements specified in Town's Unified Development Ordinance, it is inconsistent with the Comprehensive Plan. As required by Criterion 5 of the Findings-of-Fact associated with this decision type, projects must demonstrate compliance furthering the goals and policies of the Comprehensive Plan. Additionally, the project does not meet the commitments made by the developer identified in a Town Council approved Development Agreement and Economic Development Agreement which require a mixture of office, retail, and hospitality uses. The proposed Amendment reduces the uses of the development to a single office building. The previously committed mixture of uses is an important component of the Town's Land Use goals to transform the area surrounding Ting Park into a true Mixed-Use Center.

Staff Recommendation: ☐ Approve ☒ Deny

Current Zoning Information

Parcel #	Zoning	Area
0649891181	CB-CD: Community Business Conditional Zoning District	11.11 ac.
	Total Area	**11.11 ac.**



Current Zoning Map

Adjacent Property Current Zoning Information

	Zoning	Existing Land Use
Subject Property	CB-CD: Community Business Conditional Zoning District	Vacant
North	SR Suburban Residential	Single Family Homes
South	CB: Community Business	Park
East	MXR Mixed-Use Residential	Vacant
West	BRT Business & Research Technology	Landfill

Parcel Rezoning History

Rezoning Number: 20-REZ-09
Original Zoning: LB Local Business
Approved Zoning: CB-CD Community Business Conditional District
Approval Date: 4/6/21

Land Use & Character Information

Vision Holly Springs Comprehensive Plan Section 1

Growth Strategy Map: Places to Transform

Future Land Use: Mixed-Use Center

Small Area Plan: N/A



Future Land Use Map

Important Themes for Transforming Holly Springs:

Eight important themes for Holly Springs are highlighted as high-priority principles for transforming the Town. The following theme(s) should be considered with this request:

Theme	Description
☒ Establish Mixed-Use Activity Centers Throughout Holly Springs	Mixed-use and walkable development
☐ Suburban Remix	Activate neighborhood centers
☐ Suburban Retrofit	Redevelop existing centers into mixed-use, multi-modal, activated centers
☐ Context-Sensitive Infill Development Choices	Infill around single use residential areas
☐ Transitions	Complement existing development and avoid incompatibilities
☐ Increase Home & Neighborhood Choices in Holly Springs	Variety of integrated housing products
☐ Increase Diversity & Affordability of Housing in Holly Springs	Adequate supply of affordable housing
☒ More Transportation-Land Use Coordination in the Community	Equal emphasis on land use (demand), transportation (supply) and urban design (character)

Land Use & Character Information (cont.)

Growth Strategy Map: Places to Transform
Specific focus areas in Holly Springs provide opportunities to grow and transform in the future. These areas will evolve over time in terms of land use mix, density and intensity, home choices, and transportation options. These are the areas where the Town should emphasize public and private investment — increasing allowable densities and intensities, adding infrastructure capacity, improving access from nearby neighborhoods, investing in the public realm, and encouraging private investment — to diversify the Town's development strategy and support continued growth and economic prosperity in the future. Some areas identified to transform over time will require redevelopment of existing suburban shopping centers or infill development in the Downtown Village District.

Future Land Use: Mixed-Use Center
A Mixed-Use Center offers the opportunity to serve broader economic, entertainment, and housing needs in the community. Land uses and buildings on small blocks in the core may stand three or more stories tall and encourage active public spaces between the buildings. Residential units or office space are found above storefronts. Homes surrounding the core offer several choices to live and experience the center. Parking is satisfied using on-street parking, structured parking, and shared rear-lot parking strategies. The compact, walkable environment and mix of residential and non-residential uses in the center supports multiple modes of transportation, including the potential for transit-oriented development if-when a decision is made to invest in premium transit along the NC 55 corridor.

A large-scale, Mixed-Use Center may be surrounded by one or more residential neighborhoods that provide additional nearby home choices and encourage active living with a comprehensive and interconnected network of walkable streets.

Some areas designated Mixed-Use Center on the Future Land Use Map started off as suburban shopping centers. Transformation of these areas to support mixed-use development will require deliberate planning and phasing to keep the areas viable during their period of change. Build-out under the Mixed-Use Center category should follow the same use, height, mix, design, and parking expectations described for this character area in the paragraphs above; however, infill development and redevelopment activities should be coordinated closely with the Town (on a case-by-case basis) to phase development, program improvements, and set expectations during the transformation.

Key Characteristics:

- Redevelopment and new development in these areas will utilize formal small block patterns and relocate parking to the interior of blocks.
- Parking between the street and the building should be limited.
- These areas include a variety of shared public open spaces throughout a walkable, activated environment, and may include formal and informal open spaces such as greens, squares, plazas, and community gardens. The linear nature can provide opportunities for greenway links to other parts of the Town.
- Buildings should be 3 to 5 stories along the corridor, but may be 2 to 3 stories in transitional areas.

Land Use & Character Information (cont.)

Small Area Plan: N/A

Historic Structures: ☒ None

Land Use & Character Staff Analysis:

The Development Plan is: ☐ Consistent ☒ Inconsistent with the Land Use & Character Plan/Ordinances

The Comprehensive Plan provides 8 important themes as high-priority principles for transforming the Town from a bedroom community to a self-sustaining community. Two Key Themes are important to this proposal, "Establish Mixed-Use Activity Centers Throughout Holly Springs" and "Suburban Remix." Together, these themes advocate for enhancing activity centers throughout the community, highlighting the importance of mixed-use, walkable development areas. Integrating uses that create places where people live, work, shop, and play as a cohesive community begin to move development patterns away from clearly separated uses and building types, a lack of street connectivity, and a population increasingly reliant on automobiles. Mixed-use development in activity centers furthers the economic vitality and sustainability of the area, the efficiency of utilities and transportation serving the area, and the sense of community experienced by residents, business owners, and visitors to the area. Community Character Recommendations CC-6 Promote Compact Mixed-Use Development in Appropriate Character Areas, CC-8 Increase Walkability, and CC-9 Enhance Character and Walkability by Orienting All Buildings to the Street, further support these themes in the Land Use & Character Plan.

In the context of the Land Use & Character Plan, "Mixed-Use Center" typically refers to vertically integrated buildings, with non-residential uses such as office or retail on the lower floors, and residential units above. However, in certain contexts, a "Mixed-Use Center" may be more appropriate as a "mixture-of-uses" without vertical integration of uses. This type of development may not fit neatly in the traditional mixed-use style, but it can be considered with relevant context and overall community needs.

For this project, the approved Development Plan for this site was considered as part of a "mixture-of-uses" subdivision plan that includes the adjacent 124 dwelling unit apartment project. At a high level, project supports goals for providing a "mixture-of-uses" within the development with 2 separate Commercial and Apartment areas, the key components of mixed-use places. A proposed interior public street runs through the site, providing interconnected access to both use areas, open space areas are shared between the two areas, and the proposal includes a building that is three stories high to meet the goals in the Future Land Use Plan.

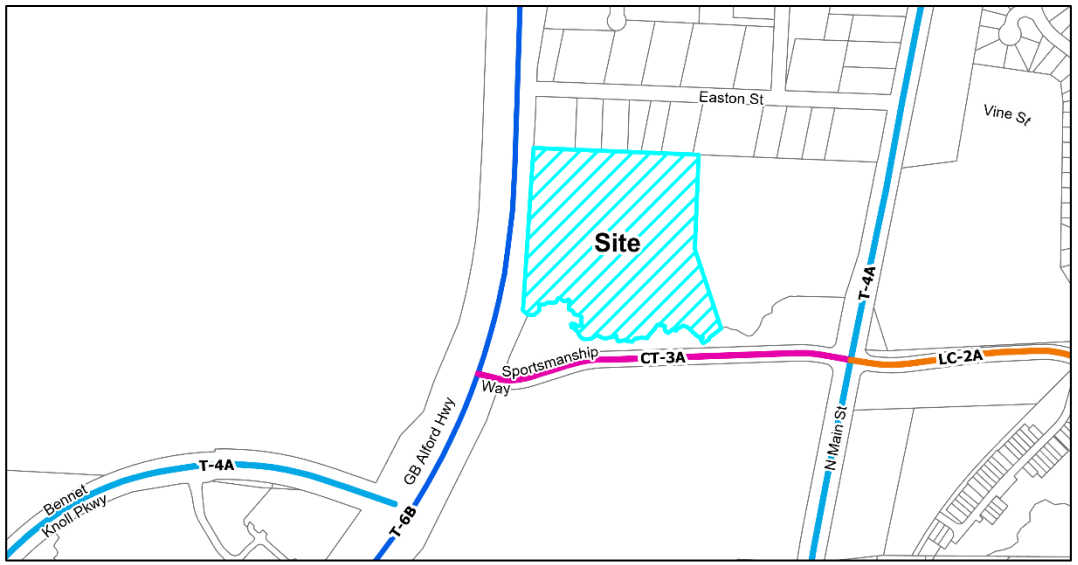
The proposed amendment does not meet the Comprehensive Plan goal of increasing allowable intensities within Places to Transform since this amendment reduces the intensity of land uses of the original approval. Additionally, within a Mixed-Use Center, parking is to be satisfied using on-street parking, structured parking, and shared rear-lot parking strategies, and while the original approval included off-street parking lots, this amendment reduces building footprint and further intensifies the area of off-street parking. Additionally, the proposed amendment is inconsistent with the Comprehensive Plan and the mixed-use commitments made by the developer identified in a Town Council approved Development Agreement and Economic Development Agreement for the property. In these agreements, the applicant agreed to provide a mixture of office, retail, and hospitality uses and the proposed Development Plan Major Amendment reduces the uses the development to a single office building. This mixture of uses is an important component of the Town's Land Use goals to transform the area surrounding Ting Park into a true Mixed-Use Center.

Transportation Information

Vision Holly Springs Comprehensive Plan Section 2

Comprehensive Transportation Plan

Road Widening along Project Frontage	☐ Required ☒ Not Required
New Location Roadways	☐ Required ☒ Not Required
Hotspot/Safety Study Location	☐ Yes ☒ No



Roadway Map

Comprehensive Transportation Plan Summary

Road Widening along Project Frontage:
This amendment is to Lot 1, or the western side, of the overall development. This project does not have frontage on Sportsmanship Way but is constructing a driveway connection to Sportmanship Way with a sidewalk to the existing bus stop in accordance with the previously approved rezoning and development plan for this project.

New Location Roadways:
There are no new roadways impacting the subject property shown on the Comprehensive Transportation Plan.

Hotspot/Safety Study Location:
There are no Hotspot/Safety studies adjacent to this parcel.

Improvement Prioritization:
N/A

Transportation Information (cont.)

Traffic Study Policy

☒Traffic Study Required

☐Tier 1
☐Tier 2
☐Tier 3
☒Traffic Verification Memo

Traffic Study Summary
The applicant provided a Traffic Verification Memo with this amendment. The total number of site trips is reduced with the proposed changes. This amendment does not reduce or change the previously approved TIA and mitigation improvements and the developer is still committed to completing the improvements previously identified.

Transportation Staff Analysis:

The Development Plan is: ☒ Consistent ☐ Inconsistent with the Comprehensive Transportation Plan/Ordinances

Because the proposed amendment reduces the number of overall daily trips, the previously approved TIA and mitigation improvements still stands and this development plan is therefore consistent with the TIA and Comprehensive Transportation Plan.

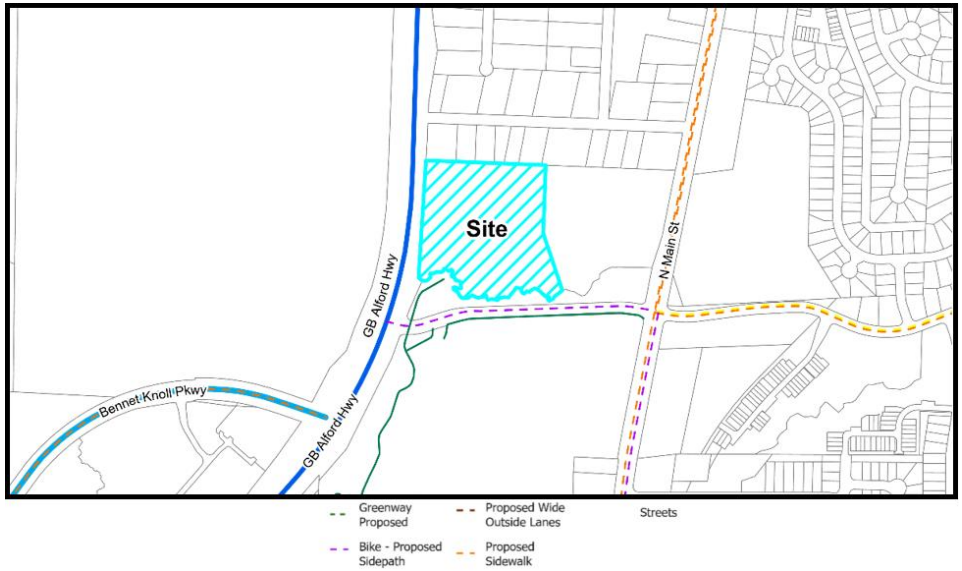
Parks, Recreation & Greenways Information

Vision Holly Springs Comprehensive Plan Section 3

Park Search Area

☐ Yes

☒ No



Active Transportation Map

Required Active Transportation Improvements

☒ Greenway ☐ Sidepath

The greenway runs along the southeast portion of the site and connects to the underpass/culvert crossing GB Alford Hwy.

Parks, Recreation, & Greenways Summary

A Greenway is proposed which connects to the existing public Greenway stub just north of Sportsmanship Way, in the southwest corner of this property. The Greenway also leads to the existing underpass/culvert crossing of NC 55 on the west boundary of the property. The remainder of the greenway leads east to the central driveway location where an at-grade crossing currently exists.

Parks, Recreation, & Greenways Staff Analysis:

The Development Plan is: ☒ Consistent ☐ Inconsistent with the Parks, Recreation & Greenways Master Plan/Ordinances

The Development Plan is not proposing any changes to previously committed to Greenway and is meeting the requirements of the Rezoning and Unified Development Ordinance.

Community Facilities Information

Vision Holly Springs Comprehensive Plan Section 4

Population growth increases demand for public services. In order to fulfill this demand, community facilities must be appropriately planned for and constructed. These facilities may range from additional public safety stations, such as police and fire, to new schools to handle the influx of school-aged children into an area.



No Facilities Identified

Community Facilities Map

WCPSS Coordination

A Letter of Impact from Wake County Public School System (WCPSS) was received for this rezoning and is included in the attachments.

Schools at the following grade levels within the current assignment area for the proposed rezoning are anticipated to have insufficient capacity for future students; transportation to schools outside of the current assignment area should be anticipated:

☐ Elementary ☐ Middle ☐ High School ☒ N/A: All grade levels are anticipated to have sufficient capacity

The following mitigation of capacity concerns due to school construction or expansion is anticipated:

☐ School expansion or construction within the next five years is not anticipated to address concerns.

☐ School expansion or construction within the next five years may address concerns at these grade levels:

☐ Elementary ☐ Middle ☐ High School

☒Not applicable – existing school capacity is anticipated to be sufficient.

Community Facilities Staff Analysis:

The Development Plan Major Amendment is: ☒ Consistent ☐ Inconsistent with the Community Facilities Plan/Ordinances

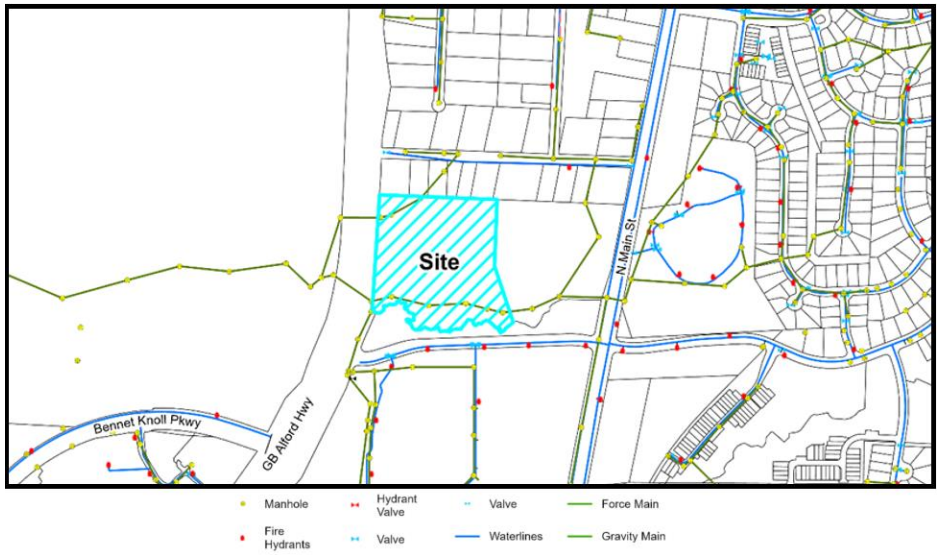
The subject property is outside of a search area for a public safety station as designated on the Community Facilities Map.

Infrastructure & Utility Information

Vision Holly Springs Comprehensive Plan Section 5

Utility Availability

Water	☒ Yes ☐ No ☐ Study Required
Sanitary Sewer	☒ Yes ☐ No ☐ Study Required
Reclaim	☐ Yes ☒ No ☐ Study Required



Utility Map

Infrastructure & Utility Summary

Water:

This amendment is proposing minor changes to the site's internal water main layout. The project is required to tie to existing water mains and extend into the development in accordance with Town Policies. A Fire Flow Analysis Memo was submitted with the amendment to confirm the conclusions of the previously approved Fire Flow Analysis are still valid and there is adequate water pressure within the Town's system.

Sanitary Sewer:

This amendment is proposing minor changes to the site's internal sewer main layout. The project is required to tie to existing sewer mains and extend into the development in accordance with Town Policies. A Sewer Verification Memo was submitted with the amendment to confirm wastewater flows generated from this project are less than the flows generated from the previously approved Sewer Study.

Reclaimed:

This project is outside of the Reclaimed Service Area and is not required to extend reclaimed water to the site.

Infrastructure & Utility Information (cont.)

Water Resource Management (WRMP) Policy

☐ WRMP Applicable
☒ WRMP Not Applicable

☐Tier 1
☐Tier 2
☐Tier 3

Allocation Elements

☐ Public Infrastructure Improvements
☐ Sustainable Design
☐ Work Force Housing
☐ Open Space/Tree Preservation

Water Resource Management Policy Summary
This project is not subject to the Water Resource Management Policy since it was allocated with the previously approved rezoning prior to the effective date of the Policy. As previously mentioned, the proposed amendment will generate less sewer flow than the previously allocated sewer amount.

Infrastructure & Utility Staff Analysis:

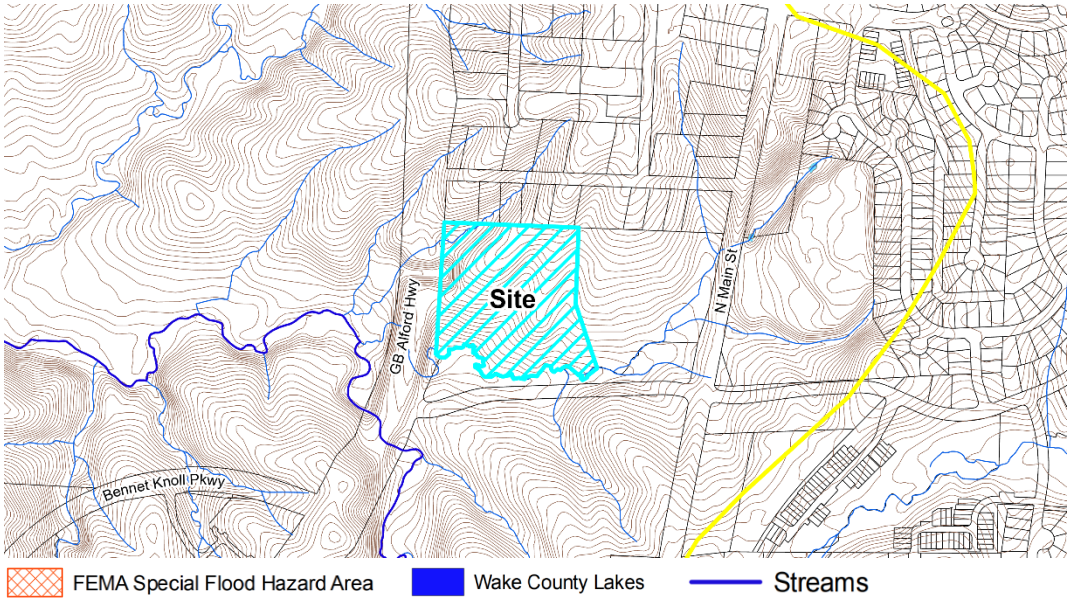
The Development Plan is: ☒ Consistent ☐ Inconsistent with the Infrastructure & Utilities Plan/Ordinances

The proposed utility connections and extensions are consistent with the Comprehensive Plan as well as the previously approved Engineering Studies.

Natural Resources & Open Space Information

Vision Holly Springs Comprehensive Plan Section 6

On-site Private Open Space	**10.5%**
Tree Preservation Area	10%
Active Recreation Area	.5% (2,710 sq ft)
Urban Civic Space	0%
Flexible Space	0%



Natural Resources Map

Natural Resources & Open Space Summary

Open Space:

The Tree Preservation is being provided within the entirety of the Major Subdivision Plan and this development plan amendment is proposing modifications to the active open space. Elements such as an outdoor seating area are being provided both in front of the building as well as interior to the site.

Stormwater:

The project is located within the Cape Fear River Basin and is proposing to treat new impervious surfaces onsite with multiple Stormwater Control Measures. There are several jurisdictional features located on and adjacent to the site such as wetlands, streams, ponds and Riparian buffer.

Natural Resources & Open Space Staff Analysis:

The Development Plan is: ☒ Consistent ☐ Inconsistent with the Natural Resources Plan/Ordinances

The open space elements comply with the minimum requirements that were established with the Rezoning and Major Subdivision Plan. The overall open space elements are in combination with the adjacent property that is also associated with the same Major Subdivision Plan. Any and all permits required to construct this development must be obtained prior to Civil Construction Drawing approval.

Development Standards Information

Unified Development Ordinance

The following is a summary of how the proposed development satisfies the applicable 2022 Holly Springs Unified Development Ordinance (UDO) and Community Business Conditional Zoning District and 1317 North Main Street Master Plan (21-MAS-03).

Development Standards Summary

Development Standards (UDO Section 2 & 21-MAS-03):

Building Placement	UDO Standard	Proposed Standard
Thoroughfare Setback (front)	50'	256'
Side – Corner Setback	30'	376'7"
All Other Setbacks (Side and Rear)	5'	168'6"
Setback Adjacent to Residential Zone	50'	123'9"

Building Height	UDO Standard	Proposed Standard
Maximum Building Height	75'*	50'4"**

*The 75' maximum building height was approved per the Development Agreement.
**The previously approved building was proposed at 69'

Landscaping (UDO Section 5 & 21-MAS-03):

	Standard	Proposed Standard
Perimeter Buffers		
East	N/A	N/A
North	30' Undisturbed Buffer	30' Undisturbed Buffer
South	30' Undisturbed Buffer	30' Undisturbed Buffer
West	50' Undisturbed Buffer	50' Undisturbed Buffer
Foundation (per square footage of landscaped area outside the structure, parking area, or loading area)		
Trees	1 overstory tree/5,000 sq. ft. or 1 small tree/ 3,000 sq. ft.	5 canopy trees & 6 understory trees
Shrubs	1.5 medium shrubs or 2 small shrubs/1,000 sq. ft.	139 large shrubs
Interior Vehicle Parking Area		
	1 landscape island with one tree and 4 shrubs/10 parking spaces	54 canopy trees & 216 shrubs

Street Trees		
	Thoroughfare: Trees on private property within 5 ft of the right-of-way	6 trees

Parking (UDO Section 6):

	UDO Standard	Proposed Standard
Vehicle Parking Locations	Unrestricted	Unrestricted
Minimum Parking	304 spaces	372 spaces*
Maximum Parking	456 spaces	
Bike Parking	10 spaces	12 spaces

*EV parking does not apply to this amendment, however, the applicant has proposed 2 EV parking spaces.

Building, Site and Subdivision Design (UDO Section 8 & 21-MAS-03):

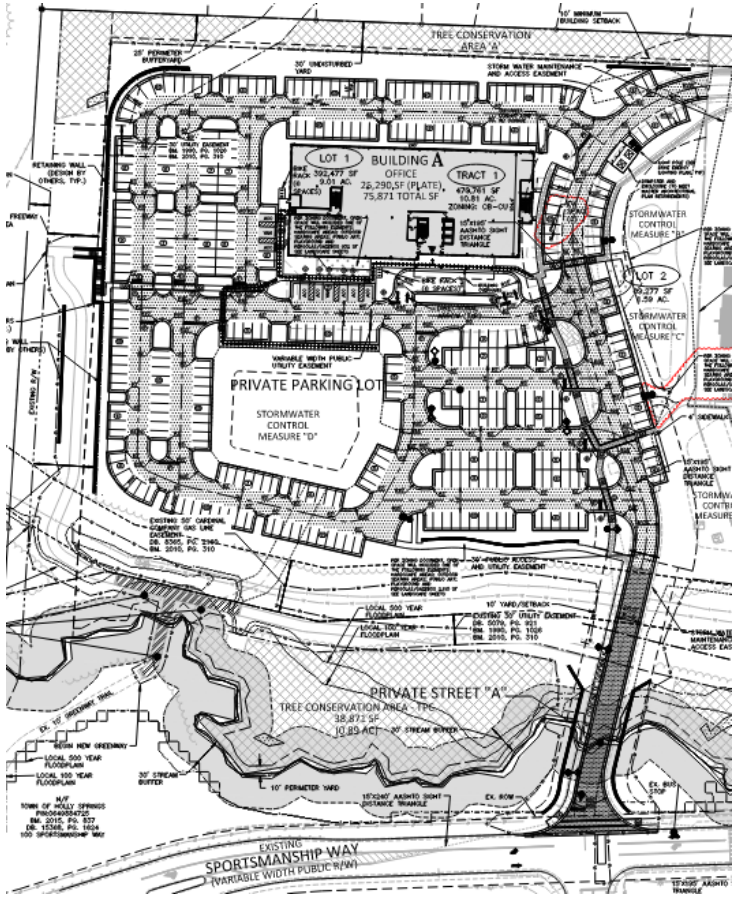
	Proposed Standard
Building Design	
Building Materials	Wood Cladding, Modular Brick, Aluminum Composite Metal Panel.
Horizontal Variation	Base, Middle, & Top of the building are provided with the Middle being greater than 50%.
Vertical Variation	Variations provided a minimum of every 25'.
Roof Expression	Roofline standards do not apply to buildings 3 stories or taller.

Building Elevations (UDO Section 8 and Conditional Zoning District)



- Each elevation includes at a minimum 60% type 1 materials.
- The building materials include Light Gray and Black Modular Brick, Wood Cladding, and 1" low-e glass.
- The ground floor of each building is meeting the minimum requirement of 20% transparency as well as the 15% for the upper levels. The most prominent area is the glass entry feature.

Proposed Site Design (UDO Section 8 and Conditional Zoning District)



Site Design Highlights

- One three story approximately 75,000 sf building is located on the site.
- The use being proposed for the building is a medical office.
- The site includes 372 parking spaces.
- Open space has been provided in front of the building as a seating area as well as located near the east property line.

Development Standards Staff Analysis

The Development Plan Major Amendment is: ☒ Consistent ☐ Inconsistent with the Unified Development Ordinance

The proposed Development Plan Major Amendment is consistent with the development standards of the 1317 N Main Street Master Plan and the Unified Development Ordinance (UDO). While it is consistent with the UDO, staff will note, however, the proposed amendment is inconsistent with the commitments made by the developer identified in a Town Council approved Development Agreement and Economic Development Agreement for the property. In these agreements, the applicant agreed to provide a mixture of office, retail, and hospitality uses and the proposed Development Plan Major Amendment reduces the uses the development to a single office building.

Decision-Making Information

Comprehensive Plan and Unified Development Ordinance Consistency Summary Table

Vision Holly Springs Comprehensive Plan	
Land Use & Character Plan/Ordinances (Section 1)	☐ Consistent ☒ Inconsistent
Comprehensive Transportation Plan/Ordinances (Section 2)	☒ Consistent ☐ Inconsistent
Parks, Recreation & Greenways Master Plan/Ordinances (Section 3)	☒ Consistent ☐ Inconsistent
Community Facilities Plan/Ordinances (Section 4)	☒ Consistent ☐ Inconsistent
Infrastructure & Utilities Plan/Ordinances (Section 5)	☒ Consistent ☐ Inconsistent
Natural Resources Plan/Ordinances (Section 6)	☒ Consistent ☐ Inconsistent
Unified Development Ordinance	
Unified Development Ordinance	☒ Consistent ☐ Inconsistent

Development Plan Staff Analysis
The applicant must demonstrate that the proposed Development Plan Major Amendment complies with minimum requirements specified in Town's adopted land development policies and ordinances.

While the proposed Amendment complies with minimum requirements specified in Town's Unified Development Ordinance, it is inconsistent with the Comprehensive Plan. As required by Criterion 5 of the Findings-of-Fact associated with this decision type, projects must demonstrate compliance furthering the goals and policies of the Comprehensive Plan. Additionally, the project does not meet the commitments made by the developer identified in a Town Council approved Development Agreement and Economic Development Agreement which require a mixture of office, retail, and hospitality uses. The proposed Amendment reduces the uses of the development to a single office building. The previously committed mixture of uses is an important component of the Town's Land Use goals to transform the area surrounding Ting Park into a true Mixed-Use Center.

Staff Recommendation: ☐ Approve ☒ Deny

Previous Case Related Items

Neighborhood Meeting
The applicant must hold a neighborhood meeting with all property owners within 500 feet of the project prior to submitting an application. A report of the neighborhood meeting has been submitted and is included in the agenda item attachments.

Meeting Date: 4/14/2025
Summary of Issues:

- Concerns regarding the traffic and the access locations to the site.
- Questions regarding the timing of the project and when construction will begin.

Planning Board Consideration & Action

Per NCGS §160D-301(b), the Planning Board may provide a preliminary forum for review of quasi-judicial decisions, provided that no part of the forum or recommendation may be used as a basis for the deciding board.

Planning Board Decision Type: Advisory Decision

Advisory Decision
The Planning Board must review the application and make a recommendation to the Town Council.

The Planning Board should consider whether or not the proposed Development Plan Major Amendment is consistent with the technical standards of Town of Holly Springs Unified Development Ordinance.

Action: Development Plan Major Amendment Petition Motion
The Planning Board must make a recommend to the Town Council on the Development Plan Major Amendment.

Motion to recommend that the Town Council approve / deny Development Plan 21-DP-06-A02 for 1317 N Main Street Commercial Tracts as submitted by Adam Pike, McAdams, dated Revised 6/11/2025 with staff recommended conditions, and to forward the Planning Board Action Report, to include the Recommendation, to the Town Council.

1. All previous conditions of approval for *1317 N Main Commercial Tracts 1 & 2 Development Plan* apply to this plan amendment except for any condition that describes a fee or a fee-in-lieu to be paid shall now comply with the current amounts due pursuant to the Town's current annual budget or any unexpired development agreement.
2. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.
3. Payment of the Stormwater Fee-in-Lieu will be required prior to construction drawing approval.
4. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included with the first construction drawing submittal.
5. Please note that this project will be required to meet Town's NPDES Phase II Post Construction Stormwater ordinance. A general stormwater requirement may affect this project. Refer to NCDWQ's website for more information.
6. Please note that the Town Staff has been delegated approval authority by NCDWQ for stormwater management plans. Documentation of approval to NCDEQ is the responsibility of the owner.
7. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting.
8. All environmental permits must be obtained prior to construction drawing approval and/or issuance of a land disturbance permit for the entire project. This will become a condition of plan approval.
9. The layout of the sewer and retaining wall on the northwest corner of the site will be further coordinated during Civil Construction Drawing Review.

10. Internal pedestrian connectivity via sidewalks around the north side of Building A will continue to be coordinated during Civil Construction Drawing Review.
11. The proposed dumpster location will continue to be coordinated during Civil Construction Drawing Review.

Next Steps

Quasi-Judicial Public Hearing

Anticipated Town Council Public Hearing Date: 7/15/2025

Prior to the Legislative Public Hearing:

- Mailed notice will be sent to all property owners within 500 feet of the project.
- Posted notice will be made with a public hearing sign on the property.

Town Council Decision: Quasi-Judicial Decision

Quasi-Judicial Decision:

Quasi-Judicial decisions are determined by the presentation of factual evidence as to whether the proposed Development Plan satisfies the applicable development standards. The Town Council must hold a Quasi-Judicial public hearing to collect facts and then make a decision based on the written and oral evidence presented. A Quasi-Judicial decision must be made on facts and evidence and cannot be based on opinions or hearsay. Anyone who presents facts and evidence during the Quasi-Judicial public hearing must be sworn in under oath and may be subject to cross-examination. These criteria shall be used to evaluate whether the proposal will cause significant adverse impacts on adjacent properties:

Criterion 1: The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein.

Criterion 2: The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu.

Criterion 3: The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties.

Criterion 4: The proposed building or site design enhances the public realm, maximizes natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character.

Criterion 5: The design of the project furthers the goals and policies of the Comprehensive Plan.

PREPARED BY/RETURN TO: JOHN SCHIFANO, ROD BOX 105

STATE OF NORTH CAROLINA
COUNTY OF WAKE

DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT
(N.C. GEN. STAT. § 160A-420.20 *et seq.*)

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

and

CAPITAL ASSOCIATES MANAGEMENT LLC
& DHIC, INC

THIS DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT (this "Agreement"), made and entered into this 19 day of January, 2023 (the "Effective Date"), by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **CAPITAL ASSOCIATES MANAGEMENT, LLC**, a North Carolina limited liability company ("CAM"), and **DHIC, Inc.**, a North Carolina non-profit corporation ("DHIC"). CAM, DHIC and their respective successors and assigns, are hereafter referred to collectively as the "Developers," and each may be referred to herein as a "Developer." The Town and the Developers are collectively referred to herein as the "Parties."

WITNESSETH:

WHEREAS, CAM is the contract purchaser of a tract of land in Wake County, North Carolina, being pictured and labeled as "Tract A" on Exhibit A attached hereto and incorporated herein by reference ("Tract 1"), which is situated within the corporate limits of the Town;

WHEREAS, DHIC is the contract purchaser of a tract of land in Wake County, North Carolina, being pictured and labeled as "Tract B" on Exhibit A ("Tract 2"), which is situated within the corporate limits of the Town;

WHEREAS, Tract 1 and Tract 2 are adjacent to each other, and together have a collective area of approximately 19 acres (collectively, the "Property"); and,

WHEREAS, the Developers are requesting approval of a development plan for a mixed-use commercial and residential development the Property, in a manner consistent with the sketch plans prepared by the Developer attached hereto as Exhibit B and incorporated herein by reference and with the terms of this Agreement (the "Project"); and,

WHEREAS, the Property is currently located within the corporate limits of the Town and is currently served by the Town potable water and sewer service; and,

WHEREAS, the Developers desire careful integration between public and private capital facilities planning, financing and construction, and further desire sufficient assurances that development standards, ordinances, policies and procedures shall remain stable throughout the extended period of development of the Property; and,

WHEREAS, it is beneficial to both the Town and the Developers to construct certain on-site and off-site infrastructure improvements relative to the Project to enable the safe and responsible treatment of wastewater by the Town and to provide potable drinking water to the ultimate users of the Project, as well as other infrastructure; and,

WHEREAS, the Town requires, pursuant to N.C.G.S. § 160A-372 and its Unified Development Ordinance ("UDO"), the dedication and construction of streets and rights of way and other infrastructure and for the distribution of population and traffic in such a manner that it will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare, which may be accomplished through private drives and cross access easements across the Property; and,

WHEREAS, pursuant to rezoning 20-REZ-03, approved on April 6, 2021, the Town approved rezoning Tract 1 to Commercial Business (CB) and Tract 2 to RMF-15 pursuant to the UDO (collectively, the "Approved Rezoning"); and,

WHEREAS, the Town has enacted a subdivision control ordinance, pursuant to N.C.G.S. §160A-372, which provides for the orderly control of growth and development in the Town in general and on the Property; and,

WHEREAS, the Town is authorized pursuant to N.C.G.S § 160A-311 *et. seq.* to operate and does in fact operate a water and sewer treatment enterprise and requires, pursuant to N.C.G.S. § 160A-317, the connection to the system by owners of developed lands located within the Town, for a cost set forth in the Town's annual budget or as amended herein; and,

WHEREAS, the Town is authorized to enter into this Agreement pursuant to N.C.G.S. §§ 160A-16 and 160A-400.20 *et seq.*, and may contract with the Developers to carry out the public purposes set forth herein pursuant to N.C.G.S. §160A-20. A public hearing on this Agreement was held on September 20, 2022, and after consideration of the facts brought forth during the hearing, together with the promises and inducements contained herein, the Town Council of Holly Springs determined that it was in the best interests of its citizens to enter into this Agreement; and,

WHEREAS, the Town requires certain fees to be paid upon development of land and for the granting of a building permit, said fees being listed in the Town's annual budget and as listed as Exhibit D, and each Developer, in consideration of the foregoing benefits set forth in this Agreement, hereby agrees that (a) it (i) is familiar with these fees listed on the Town's website as of the Effective Date pursuant to

its annual adopted budget ordinance, (ii) does not dispute the reasonableness of such fees; and (b) notwithstanding any reimbursements discussed below or any fees reduced or waived via an economic development agreement between the Town and such Developer, hereby agrees to timely pay all normal and customary fees to the extent applicable to such Developer, in connection with its development of its portion of the Project at such time as each such applicable fee becomes due to the Town, in the ordinary course of development, unless otherwise provided for herein; and,

WHEREAS, the Town considers the Project favorable to the Town because (i) it contains a significant amount of non-residential (commercial, office, and retail) uses, (ii) it will add affordable housing to the community, which is a condition placed upon development of the Property by the previous owner of the Property (Wake County), (iii) it is consistent with the Town's strategic planning initiative, and (iv) the Developers have agreed to incorporate several needed public infrastructure improvements as more fully described below (the "Public Improvements") in the vicinity of the Property, which will serve the Project as well as other nearby properties, and will generally benefit the Town as a whole;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and the Developer agree as follows:

ARTICLE I
DEFINITIONS

1. **Definitions:** The terms below shall have the following meanings as used herein:

a. Actual Costs: The amount of true costs actually incurred by the Developers for construction of the Project, upon final completion and approval thereof by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of (i) any administrative costs (i.e., profit and overhead) of the Developers, and (ii) any construction contingency for the Project. Actual Costs, which hereinafter are agreed to be reimbursed or otherwise paid by the Town, shall be audited by the Town under generally accepted accounting principles for governments for a period of three (3) years after the last act of the Developers in connection with the Project under this Agreement. The Developers' right of reimbursement for Actual Costs pursuant to the terms of this Agreement is contingent upon the Developer first receiving from the Town advance written consent to the expected cost before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

b. Affordable Housing: One hundred twenty-four (124) residential units to be built and professionally managed by DHIC, where rents shall be set at a price that on average is affordable to a household with an annual income that is no greater than 60% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development.

c. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. "Development," as designated in a law or in a Development Permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, "Development" refers to the planning for or the act of developing or to the result of development. Specifically, in

this Agreement, the term "Development" refers to the construction by the Developers of all building activities associated with the Project as set forth on the Concept Plans.

d. Development Permit: A building permit, zoning permit, subdivision approval, special exception or conditional use permit, variance, or any other official action of the Town having the effect of permitting the Development of real property.

e. Land Development Regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited the UDO.

f. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the Development of real property, and includes laws governing permitted uses of real property, density, design, and improvements.

g. Master Plan: The plan described in Section 3.01 of the Town's Development Procedures Manual.

h. NCDOT: the North Carolina Department of Transportation.

i. Offsite Infrastructure: The public sanitary sewer gravity line, all potable water lines, and other Town-owned equipment or facilities, to the extent not located on the Property.

j. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.

k. Concept Plans: The sketch plans for the Project attached hereto as Exhibit B, which were previously submitted by Developers to the Town and have been approved by the Town.

l. Public Infrastructure: Offsite Infrastructure as well as the public sanitary sewer gravity line, all potable water lines, and other Town-owned equipment or facilities, and road improvements or fees in lieu required by the Town or NCDOT, each to the extent located on the Property or in an easement appurtenant to the Property.

m. Public Benefit: The construction and dedication of the Public Infrastructure by the Developer, an increase in commercial and retail uses as well as an increase in the Town's stock of affordable housing, each of which furthers the Town's strategic planning efforts, and in the case of the Project on Tract 1, the additional financial revenue of the Town brought by the incremental ad valorem tax value of Tract 1 as so improved.

n. Property: All real property shown or described in Exhibit A, which is subject to land-use regulation of the Town and includes any improvements, fixtures, or structures customarily regarded as a part of real property.

o. Project: The Developers' plan to develop the Property in the manner described in Concept Plans, and as approved by the Town Council of Holly Springs through its normal development

process. The Project shall include the construction of affordable housing units as well as a commercial development including office, retail and a hotel.

ARTICLE II
DESCRIPTION OF DEVELOPMENT AGREEMENT

1. SCOPE: The legal description of the Property subject to this agreement and the names of its legal and equitable property owners are contained in Exhibit A.

2. TERM: The duration of this Agreement is ten (10) years, beginning on the Commencement Date, as defined herein. The parties are not precluded from entering into subsequent development agreements that may extend this period of duration. The condition precedent to this Agreement are: (1) that Wake County shall transfer ownership of the Property to the Town; (2) that the Developers shall have received any financing necessary for their acquisition and Development of the Property; (3) that no later than ninety (90) days of the latest of (i) approval of the Master Plan and the site plan for the Development, and (ii) issuance of grading permit for the Project, the Town shall transfer ownership of Tract 1 to CAM and of Tract 2 to DHIC. The day upon which the last of the conditions precedent set forth in the preceding sentence shall be fulfilled shall be the "Commencement Date".

3. DEVELOPMENT PERMITTED USES: The development uses permitted on the Property are shown on the Concept Plans, and are subject to the Zoning Conditions as listed in Exhibit C.

a. The Project generally and initially shall consist of the Development of two (2) tracts:

(i) Tract 1 consists of approximately 11.11 acres on the western half of the Property. Development of Tract 1 shall include one or more office buildings, as well as retail facilities, a hotel, and parking.

(ii) Tract 2 consists of approximately 8.78 acres on the eastern half of the Property. Development of Tract 1 shall include one hundred twenty-four (124) residential rental dwelling units in buildings of 3 to 3-1/2 stories, as well as a playground, community building, and outside picnic areas. The improvements on Tract 1 shall be actively managed by DHIC (or an affiliate of DHIC) as an Affordable Housing development.

b. The Town hereby agrees that the land uses described herein and the Project as shown on Exhibit B is in the best interest of the Town and is in keeping with the land use plans of the Town.

c. The Developers voluntarily offered those zoning conditions set forth in Exhibit C attached hereto and incorporated herein by this reference (the "Zoning Conditions") for the Approved Rezoning, which are binding upon Development of the Property.

4. SEWER IMPROVEMENTS: The Town and the Developers evaluated whether the existing gravity and force-main lines, together with the existing Twelve Oaks Pump Station (collectively, the "Existing Sewer Infrastructure") had the capacity to support the Project, or if improvements to the Existing Sewer Infrastructure would be necessary, and they determined that the Existing Sewer Infrastructure is

not adequate to support the Project. In consideration of the early payment by the Developers of the System Development Fees required for this Project, as set forth herein, which fees are also described in the Town's annual budget for its water and sewer system, the Town has completed the construction upgrades required to the Existing Sewer Infrastructure (the "Water-Sewer Upgrades"). Notwithstanding the foregoing, in no event shall a delay associated with the Town's completion of the Water-Sewer Upgrades be cause for the Town to delay in issuance of certificates of occupancy for any portion of the Project.

Each Developer shall pay the sum of all the fees set forth in this Section 4 as required for water and sewer for the Project on such Developer's portion of the Property (the "System Development Fees" or "SDF") at such time as such Developer (i) receives construction drawing approval, subject to payment of all SDF, and (ii) has a pre-construction meeting with the Town regarding Development of the Project on such Developer's portion of the Property. The Town agrees that DHIC's obligation to install metered water connections shall be modified as follows: DHIC shall only be required to install a single metered water connection for each building of residential units (as opposed to individual metered connections for each unit) and DHIC shall pay the SDF accordingly. For purpose of clarity the following tables describe the difference:

	Residential (Normal)				
	Units	type	Cost	Total	Notes
SDF - Water	124	3/4" <3000 Sf	$ 3,741.00	$ 463,884.00	per unit 3/4" charge
SDF - Sewer	124	3/4" <3000 Sf	$ 4,054.00	$ 502,696.00	per unit 3/4" charge
SDF - Water	1	1 1/2" 3000-20,000 Sf	$ 6,890.00	$ 6,890.00	Club house
SDF - Sewer	1	1 1/2" 3000-20,000 Sf	$ 7,467.00	$ 7,467.00	Club house
			Total SDF	$ 980,937.00	

Residential (Modified approach for Affordable Housing)					
	Units	type	Cost	Total	Notes
SDF - Water	5	3" >20,000 Sf	$ 12,010.00	$ 60,050.00	
SDF - Sewer	5	3" >20,000 Sf	$ 13,015.00	$ 65,075.00	
SDF - Water	1	1 1/2" 3000-20,000 Sf	$ 6,890.00	$ 6,890.00	Club house
SDF - Sewer	1	1 1/2" 3000-20,000 Sf	$ 7,467.00	$ 7,467.00	Club house
			Total SDF	$ 139,482.00	

Note: The above fees are the SDF fees for the 2021 budget year and will be applicable to the Project if applied for and paid in the ordinary course of development as required by the Town, but any SDF fees paid after June 30, 2024 may be subject to change. The parties acknowledge that (a) SDF is dependent on the type and number of meters used, (b) construction drawing approval is required prior to application for water service, and (c) payment of SDF is required prior to final construction drawing approval.

5. TRANSPORTATION IMPROVEMENTS: The Developers shall design, permit and construct the following Public Infrastructure improvements relating to transportation:

a. Design and construct half of the recommended 86-foot, 4-lane median thoroughfare with bike lanes on N. Main Street from the northern property line of the Property to Sportsmanship Way.

b. Design and construct a northbound left turn lane (approximately 100 feet in length) on N. Main Street at the access point on N. Main Street north of Sportsmanship Way, opposite Trellis Pointe Drive.

c. Provide a Fee-in-Lieu ("FIL") payment in the amounts set forth below for its proportionate share of the following improvement projects as required by the Town, and such payment shall be made upon the approval of civil construction drawings for such Developer's portion of the Project:

- FIL of design and construction of northbound right turn lane on N. Main Street at Old Smithfield Road / Sunset Lake Road, in an amount to be determined prior to Master Plan approval, as calculated by an opinion of probable cost by a licensed professional engineer, the selection of which is mutually agreed to by the applicable Developer and the Town;
- FIL of design and construction of future traffic signal on N. Main Street at Katha Drive / Arbor Creek Drive in the amount of $12,995 for the Project as a whole;
- FIL of half a 20-foot median from the terminus of the existing median on N. Main Street [Trellis Pointe Drive] to the Northern property line of the Property, in the amount of $10,325 for the Project as a whole;

d. The Development of the Project shall include construction and installation of a pedestrian crosswalk featuring a rapid beacon signals across Sportsmanship Way, as illustrated on the Master Plan.

e. Construction of Approximately 510 linear feet of pedestrian sidewalk along the eastern border of the Property adjacent to and running parallel with N. Main Street. In the event the pedestrian sidewalk shall cross onto property owned by the Town, the Town will provide the necessary easements to the Developers to construct the pedestrian sidewalk on its property.

f. Construction of Approximately 500 linear feet of a pedestrian greenway beginning at the end of the existing greenway path as of the Effective Date, just to the north of Sportsmanship Way, and continuing north along the western boundary of the Property, ending at the underpass beneath North Carolina Highway 55. In the event the pedestrian greenway shall cross onto property owned by the Town, the Town will provide the necessary easements to the Developers to construct the pedestrian greenway on its property.

g. As a FIL, the Developers shall dedicate right of way to the Town for upgrades to NC 55 consisting of a 20 foot wide strip running along the westernmost edge of the Property.

h. The Developers shall dedicate a 10+/- foot wide strip of right of way to the Town on N. Main Street from the northern property line of the Property to Sportsmanship Way (included in subparagraph 5(a) above).

i. The Developers shall be allowed to construct a roadway across land currently owned by the Town adjacent to Sportsmanship Way (the "Town Property") in order to provide

b. Provide any off-site parks and recreation amenity for dedication to the Town, in the sole discretion of the Town, such as a dedicated greenway on the western side of NC 55 By-pass, on property owned by Wake County.

11. TERMS REQUIRED FOR PUBLIC SAFETY: Description of any conditions, terms, restrictions, or other requirements determined to be necessary by the Town for the public health, safety, or welfare of its citizens.

a. All Zoning Conditions shall be complied with in the Development of the Project.

12. HISTORIC STRUCTURES: None exist on the Property.

13. DEVELOPMENT SCHEDULE: The Developers, in consideration of the covenants contained herein, shall be allowed the following expedited review considerations: (i) concurrent review of a master plan and a development plan; (ii) concurrent review of construction drawings (civil) and building permit review; (iii) to submit the items in clause (ii) for review by Town staff prior to Town Council approval of a development plan or master plan for the Project, so long as a favorable recommendation for the Project has been received from the Town's Planning Board.

ARTICLE III
DUTIES OF THE DEVELOPERS

1. The Developers shall design, permit, and construct the Offsite Infrastructure for the Project in the location(s) approved by the Town and as shown on plans (to be submitted), according to engineering best practices, requirements of the Town, and requirements of NCDEQ and any other applicable State regulatory agency. The Developers shall secure and dedicate to the Town all easements on the Property necessary for the construction and perpetual maintenance of the Public Infrastructure constructed in connection with the Project. For Public Infrastructure to be installed by the Developers on any land not owned by or controlled by the Developers, the Town shall convey such land to the Developers, if owned by the Town, or secure all necessary easements on any such land, if owned by third parties, for the construction and perpetual maintenance of the Public Infrastructure in a timely manner so as not to delay the completion of the Developers' duties hereunder.

2. The Developers shall construct in a workmanlike manner the Public Infrastructure on the Property (i) according to the design specifications and criteria of the Town which are in existence as of the Effective Date, and (ii) in full compliance with any applicable NCDEQ requirements. The Public Infrastructure on the Property, together with any and all appurtenances, easements, and equipment associated with the Project and required for public dedication, shall be dedicated to the Town in a manner consistent with the development plan for the Project and in a manner in accordance with the Town's standards.

3. The Developers shall construct the Public Infrastructure on the Property and the Offsite Infrastructure according to the plans and specifications submitted in a manner consistent with the standards of the Town in effect as of the Effective Date.

4. The Developers shall pay all development fees for the Project at the time they would otherwise ordinarily be due (or as otherwise amended pursuant to Section 4 above), in an amount that is

determined by the fee schedule approved in the annual budget which is in effect at the time of this Agreement.

ARTICLE IV
GENERAL TERMS

1. All of the Developers' obligations under this Agreement, including but not limited to the obligations under Articles II and III of this Agreement, are contingent upon (i) satisfaction of the conditions precedent set forth in Section 2 of Article II above, and (ii) the Town's approval of the Master Plan and a site plan for the Project, and (iii) issuance of all Development Permits for the Project to one or both of the Developers.

2. All reimbursements, if any, for the Project shall be provided on the basis of final documented Actual Costs, as approved by the Director of Engineering for the Town, in accordance with this Agreement. Any opinions of project cost included in this Agreement are based upon preliminary designs and are approximate.

3. The Developers shall be responsible for the complete design and construction of the Project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to ensure that the Project is complete-in-place and fully functional, built and operational in accordance with Town and State standards and approved plans for the Project. The costs of all of these items shall be borne by the Developers and shall not be subject to reimbursement or participation by the Town, except as specifically described in this Agreement.

4. In the course of installing the sewer line or any other work on easements obtained by the Town or under the Town's ownership, the Developers shall operate under permission to encroach onto a Town easement and shall hold the Town harmless from acts or omissions by or on behalf of the Developers.

5. Each Developer agrees to protect, defend, indemnify and hold the Town, and its officers, employees and agents, free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, and other expenses or liabilities of every kind or character, to the extent arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character, made by third parties, in connection with or arising out of the entry onto and performance of work for the Project or the Public Infrastructure on easements held by the Town, except to the extent that any such liability arises out of the negligence or willful misconduct of the Town or its agents, employees or contractors.

6. The Town agrees to protect, defend, indemnify and hold the Developers, and their respective officers, employees and agents, free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, and other expenses or liabilities of every kind or character, to the extent arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character made by third parties, in connection with or arising out of the injury to (including death of) persons or physical damage to property arising out of the performance of Town's obligations under this Agreement by the Town, its agents, employees and contractors (collectively, "Claims"), except to the extent any such Claims arise out

of the negligence or willful misconduct of a Developer, or its agents, employees or contractors. The Town further agrees to investigate, handle, provide defense for and respond to, any such Claims at its sole expense and agrees to bear all other costs and expenses related to such Claims, even if such Claims are groundless, false, or fraudulent but only to the extent the same are not expressly excluded as set forth herein.

7. The Project shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on Public Infrastructure.

8. It shall be the responsibility of the Developers to ensure that all regulatory approvals for the Project or any part thereof, are in place before beginning construction.

9. The Town Manager is authorized to make decisions in regard to approvals, including changes to this Agreement in order to complete the scope of work required, within his authority granted by the Town Council, except as otherwise stated herein or required by Town ordinance.

10. The Town shall secure all necessary easements for the Public Infrastructure that is the subject of this Agreement.

ARTICLE V
OTHER

1. The Project shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on Offsite Infrastructure. This Agreement shall not modify the warranty and acceptance procedures established by the Town through the Engineering Standards in place as of the Effective Date.

2. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return receipt requested, or by next-business day delivery via a nationally recognized overnight courier, or delivered in person to the intended addressee. Notice sent by certified or registered mail shall be effective upon the date of delivery indicated on the return receipt. Notice given in any other manner shall be effective upon actual receipt, or rejection of delivery, by the addressee.

3. This Agreement does not provide for the application of subsequently enacted Laws, ordinances, development policies, practices, procedures or standards. The Laws, ordinances, development policies, practices, procedures and standards applicable to the Development of the Project are those in force as of the Effective Date, in the manner prescribed by Holly Springs Ordinance § 14-164.

4. Notices under this Agreement shall be sent to the following:

FOR THE TOWN:

Randy J. Harrington
Town Manager
PO Box 8
Holly Springs, NC 27540
Reference:

FOR THE DEVELOPERS:

Capital Associates Management, LLC
Attn: Frank Baird, Manager
1501 Sunrise Ave, Suite 100
Raleigh, NC 27608

DHIC, Inc.
Attn: Natalie Britt
Vice President, Real Estate Development
113 S Wilmington Street
Raleigh, NC 27601

5. This Agreement shall be governed by and construed in accordance with the law of the State of North Carolina. The Parties consent to the jurisdiction of Superior Court Division of the General Court of Justice located in Wake County, North Carolina in the event a dispute arises between them regarding the terms of this Agreement.

6. If any paragraph or part of this Agreement is found void or unenforceable, the remainder of this Agreement shall continue in full force and effect.

7. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their respective heirs, successors and assigns.

8. This Agreement contains the entire agreement of the parties and there are no representations, inducements or other provisions relevant to the subject matter hereof, other than those expressed in writing.

9. Exhibit List: The following exhibits attached hereto are incorporated herein by this reference:

EXHIBIT A:	Map of the Property
EXHIBIT B:	Concept Plan
EXHIBIT C:	Zoning Conditions

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

TOWN OF HOLLY SPRINGS

(*Town Seal*)

BY: _____
Randy J. Harrington, Town Manager

ATTEST:

_____
Linda McKinney, Town Clerk
Kathy White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

This instrument has been pre-audited in the manner proscribed by the Local Government Finance Act.

_____
Patty Dressen
Interim Finance Director

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that Linda C. McKinney personally came before me this day and acknowledged that she is the Town Clerk/Deputy Town Clerk of the Town of Holly Springs, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said Town, and that said writing was signed and sealed by her in behalf of said corporation by its authority duly given and the said person acknowledged this writing to be the act a deed of said corporation.

WITNESS my hand and official stamp (or seal), this the 19th day of January, 2023.

KATHRYN L WHITE
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires 3-4-2025

_____
Notary Public

My Commission Expires: 3-4-25

[Agreement signatures continue on next page]

[Agreement signatures continued from previous page]

CAPITAL ASSOCIATES MANAGEMENT, LLC

By: _____
Name: Frank P. Baird
Title: CEO, Manager

(*Seal*)

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, a Notary Public for the aforesaid county and state, certify that Frank P. Baird, personally came before me this day and acknowledged that he is the CEO and a Manager of Capital Associates Management, LLC, a North Carolina limited liability company, and that he, in such capacity, executed the foregoing on behalf of the said limited liability company.

WITNESS my hand and official stamp (or seal), this the 13th day of January, 2023

TERRI PAGNANI NOTARY Comm. Exp. 3-15-2025 PUBLIC WAKE COUNTY, NC

Terri Pagnani
Notary Public

Terri Pagnani, Notary Public
Typed/Printed Name

[Official Seal] My Commission expires: 03-15-2025 tmp

DHIC, Inc.

By: _____
Name: Natalie Britt
Title: Vice President

(*Seal*)

STATE OF NORTH CAROLINA
COUNTY OF _____

I, a Notary Public for the aforesaid county and state, certify that Natalie Britt, personally came before me this day and acknowledged that she is the Vice President of DHIC, Inc., a North Carolina non-profit corporation, and that she, in such capacity, being authorized to do so, executed the foregoing on behalf of the said non-profit corporation.

WITNESS my hand and official stamp (or seal), this the ___ day of January, 2023.

_____
Notary Public

_____, Notary Public
Typed/Printed Name

[Official Seal] My Commission expires: _____

[end of Agreement signatures]

[Agreement signatures continued from previous page]

CAPITAL ASSOCIATES MANAGEMENT, LLC

By: _____
(*Seal*) Name: Frank P. Baird
Title: CEO, Manager

STATE OF NORTH CAROLINA
COUNTY OF _____

I, a Notary Public for the aforesaid county and state, certify that Frank P. Baird, personally came before me this day and acknowledged that he is the CEO and a Manager of Capital Associates Management, LLC, a North Carolina limited liability company, and that he, in such capacity, executed the foregoing on behalf of the said limited liability company.

WITNESS my hand and official stamp (or seal), this the ___ day of January, 2023

_____
Notary Public

_____, Notary Public
Typed/Printed Name

[Official Seal] My Commission expires:_____

DHIC, Inc.

By: Natalie Britt
(*Seal*) Name: Natalie Britt
Title: Vice President

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, a Notary Public for the aforesaid county and state, certify that Natalie Britt, personally came before me this day and acknowledged that she is the Vice President of DHIC, Inc., a North Carolina non-profit corporation, and that she, in such capacity, being authorized to do so, executed the foregoing on behalf of the said non-profit corporation.

WITNESS my hand and official stamp (or seal), this the 13 day of January, 2023.

Kayla Rosenberg
Notary Public

Kayla Rosenberg, Notary Public
Typed/Printed Name

[Official Seal] My Commission expires: April 30, 2025

[end of Agreement signatures]

KAYLA ROSENBERG
Notary Public, North Carolina
Wake County
My Commission Expires
April 30, 2025

EXHIBIT A
Map of Property

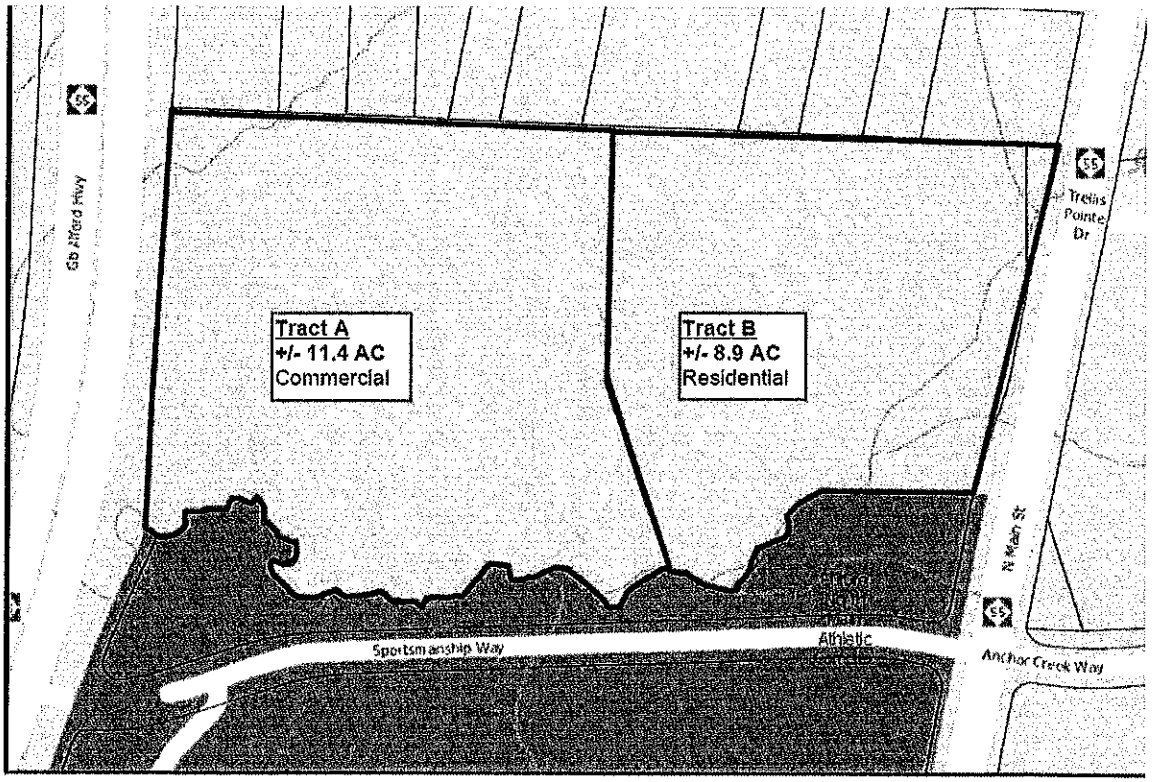
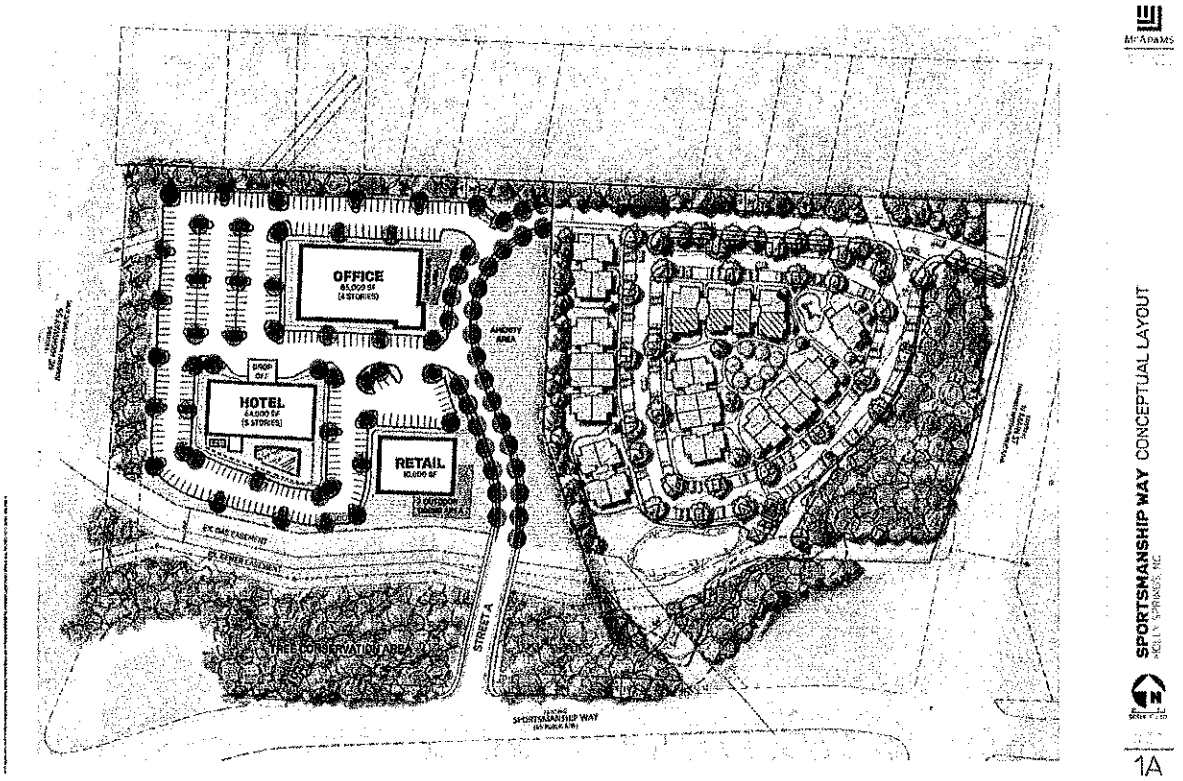


Exhibit B
Concept Plan



[continued on next page]

[end of Exhibit B]

Exhibit C
Zoning Conditions

1) The following uses shall be prohibited uses within the CB zoning district: Automotive Sales & Service: Automobile Parts Sales (new); Quick Oil Change Facility; Car Wash (automatic or self); Gasoline Service Station without repair; Motor Cycle/Scooter Sales; Automotive Sales & Service: Automotive Repair – Minor; Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays); Kennels (with outdoor runs); Food Sales and Service: Restaurant Drive Through, Stand Alone; Public Facilities: Neighborhood Recycling Collection Point; Communications/Utilities: Electricity Relay Station; Retail: Satellite Dish Sales and Service (outdoor display).

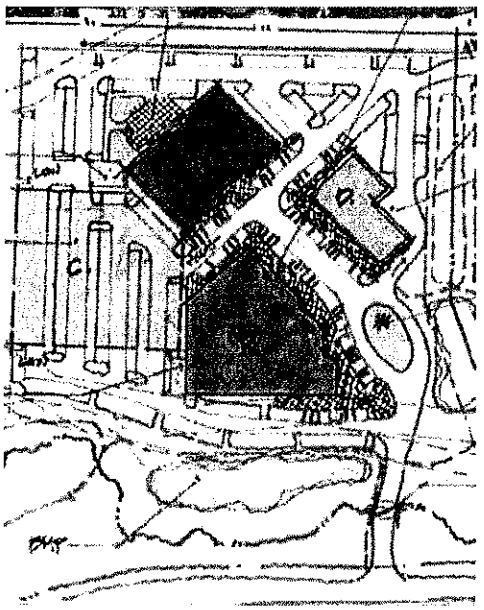
2) The CB zoning district shall contain a Class A commercial office building with a minimum square footage of 70,000 Square Feet with a minimum building height of 2 stories.

3) The following uses shall be permitted uses within the R-MF-15 zoning district: Residential:

   Multifamily dwellings. The allowed residential uses must meet the requirements of Section 42 of the Internal Revenue Code or a substantially equivalent form of affordable rental housing. 100% of the dwelling units developed on the property must meet this requirement. Accordingly, rents shall be set at a price that on average is affordable to a household with an annual income that is no greater than 60% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development.

4) The CB and R-MF-15 parcels will have both vehicular and pedestrian connectivity so that the two zoning parcels that make up this request will be interconnected and function as a horizontal mixed use development. Each parcel shall record an easement in a form approvable by the Town allowing cross access.

5) The CB zoned parcel shall provide a primary entrance driveway/street from Sportsmanship Way. To create a walkable street scape along this primary driveway/street, a minimum and maximum building setback will be established by the project master plan. To establish the intent of commercial building placement, no more than one bay of off-street parking spaces shall be constructed between the building and primary driveway/street. This is more particularly illustrated below:



Note: The above illustration is conceptual in nature and meant to illustrate desired building placement only. Final design will be determined at the time of development plan(s) submittal(s).

6) Off-street parking within the CB zoning district shall utilize shared parking. This shared parking shall be memorialized within a shared parking agreement. The property owners involved in the joint use of off-street parking areas shall submit a legal agreement approved by the town attorney as to form and content guaranteeing that said required off-street parking shall be maintained so long as the use requiring off-street parking is in existence or unless the required off-street parking is provided elsewhere in accordance with the provisions of this Section. Such instrument, when approved as conforming to the provisions of this section, shall be recorded by the property owner with the Wake County Register of Deeds and a copy thereof filed with the Department of Development Services.

7) The development shall construct and install a pedestrian crosswalk featuring a rapid beacon signals across Sportsmanship Way, such location shall be determined at the time of master plan submittal.

8) Developed open space areas within the proposed developments shall feature at least one of the following: hardscape areas; outdoor seating areas; public art; playground and pergolas/gazebos.

9) A minimum of one of the following types of Green Stormwater Infrastructure shall be used in connection with any development on the subject property: permeable pavement parking spaces or pervious pavers in pedestrian areas; or rainwater harvesting (cisterns); or bio-swales. Reclaimed water for commercial irrigation purposes whenever feasible shall be utilized.

10) Emphasis shall be placed on placemaking within the development. To ensure this occurs, the following landscaping practices shall be utilized:
   a. The use of vertical landscaping or public art shall be utilized adjacent to a minimum of two (2) commercial outdoor seating or gathering areas;
   b. To the greatest extent possible, street trees shall be installed in accordance with the Town of Holly Springs UDO requirements along the primary entrance driveway/street from Sportsmanship Way.
   c. Within the CB zoning district, the use of planters shall be positioned as to energize and identify pedestrian entrances, such entrances shall be flanked by at least one planter. Planters shall have a minimum height 24" and a minimum width of 18".

[end of Exhibit C]

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PETITION CONTACT INFORMATION *(Attach additional sheets if needed)* Applicant and Financially Responsible Party will need to register for an account on the Portal.	
Project Applicant Check One: ☐ Owner ☐ Owner's Agent ☑ Design Professional ☐ Developer ☐ Other	
Name: Adam Pike, PE	Company: McAdams
Mailing Address: 621 Hillsborough Street, Suite 500	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919-361-5000	E-Mail: pike@mcadamsco.com
Design Professional	
Name: Adam Pike, PE	Company: McAdams
Mailing Address: 621 Hillsborough Street, Suite 500	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919-361-5000	E-Mail: pike@mcadamsco.com
Developer	
Name: Frank Baird	Company: Capital & Associates
Mailing Address: 1501 Sunrise Avenue, Suite 100	
City, State, Zip: Raleigh, NC 27608	
Telephone: 919-233-9901	E-Mail: fbaird@capitalassociates.com
Architect	
Name:	Company: 310 Architecture + Interiors
Mailing Address: 302 Jefferson Street, Suite 250	
City, State, Zip: Raleigh, NC 27605	
Telephone: 919-426-6345	E-Mail:
Landscape Architect	
Name: Sara Donohoe	Company: McAdams
Mailing Address: 621 Hillsborough Street, Suite 500	
City, State, Zip: Raleigh, NC 27603	
Telephone: 919-361-5000	E-Mail: donohoe@mcadamsco.com
Financially Responsible Party (REQUIRED)	
Name: Frank Baird	Company: Capital & Associates
Mailing Address: 1501 Sunrise Avenue, Suite 100	
City, State, Zip: Raleigh, NC 27608	
Telephone: 919-233-9901	E-Mail: fbaird@capitalassociates.com
Property Owner (REQUIRED)	
Name: Mark Edmondson	Company: Wake County Attorney's Office
Mailing Address: PO Box 550	
City, State, Zip: Raleigh, NC 27602	
Telephone: 919-856-6176	E-Mail: Mark.Edmondson@wakegov.com

DEVELOPMENT PLAN PETITION

Major Subdivision, Development Plan

DPM Appendix #A.04 Supplement 20 October 2023

PROJECT INFORMATION	
Project Name	1317 N Main Commercial Tract 1
PUD/Master Plan or Subdivision	Sportsmanship
Shopping Center or Lot #	N/A
Project Location *Use street address. If none, use closest intersection*	1317 N Main Street
	☑ Within Corporate Limits ☐ Within Holly Springs ETJ ☐ Pending Annexation
PIN(s)	0649894163
Real Estate ID	0414978 (portion of)
Project Acreage	10.81 Partial Parcel? ☑ Yes ☐ No
Current Zoning	CB-CU
Proposed Use	Professional Office, Retail
Open Space	☐ Dedication ☐ Fee-in-lieu ☐ Combination ☐ N/A
Waivers Requested	☐ No ☐ Yes: Specify UDO Section Number(s):
Special Study Scoping Meeting Dates	
Sketch Plan Review (pre-submittal) Meeting Date:	5/27/2021
Water Resource Management Program (WRMP)	WRMP Priority Level ☐ 1 ☐ 2 ☐ 3 Allocation Request Required

CERTIFICATE OF COMPLETION
I certify that all information presented in this petition is accurate to the best of my knowledge and belief. Signature of Applicant: Date: 3/7/2025

DEVELOPMENT PLAN & MAJOR SUBDIVISION FINDINGS OF FACT A petition for Development Plan or Major Subdivision may only be approved upon the presentation of the following:
1. The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein:
2. The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu:
3. The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilitates the use and future development of adjacent properties:
4. The proposed building or site design enhances the public realm, maximize natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character:
5. The design of the project furthers the goals and policies of the Comprehensive Plan:

April 15, 2025

Ting Commercial Major Amendment Development Plan Findings of Fact

The land uses and development intensity of the proposed project will not have significant adverse impacts on adjacent properties and are consistent with the character of the Zoning District and the land uses authorized therein:

RESPONSE

- The subject property is zoned Community Business Conditional Use, which allows for a wide variety of uses, including the proposed use, professional office.
- Additionally, the approved zoning conditions assure there are no adverse impacts to adjacent properties. The proposed perimeter buffer to Easton Acres will be undisturbed, which means existing plant material will remain and shall be supplemented to achieve a C-150 planting standard.
- The major amendment also drops down the height of the building from 4-story to 3-story, which was appreciated by the neighbors in attendance at the neighborhood meeting.
- Greenway connections are also proposed to nearby Ting Park, which will allow safe pedestrian connections to this wonderful community amenity.

The proposed project provides for the preservation, improvement, and/or enhancement of open spaces and provides sufficient land dedicated for public park space or an equivalent fee-in-lieu:

RESPONSE

- The subject site is located adjacent to Ting Park, so no public park dedication was required. However, the project will be installing greenway to Ting Park as well as a rapidly flashing beacon crosswalk across Sportsmanship Way, allowing for safe pedestrian access to the wonderful open space that is the nearby town park.
- Additionally, as part of the original rezoning approval, the overall project (combined with the affordable housing development), is also required to pay a parks & recreation fee in-lieu payment to the Town.

The proposed layout of streets, lots, utilities, water metering, and public improvements, and their relation to the topography of the land, reflect a design which can be economically served by the Town with public services and facilities the use and future development of adjacent properties:

RESPONSE

- The proposed project layout will ensure that streets, lots, utilities and public improvements are served by town services in an economical way. The proposed development will extend public utilities to the site. The developer agrees to design and construct the mitigation improvements set forth in the sewer study. Additionally, the developer will be constructing a vital stream crossing across town owned property adjacent to Sportsmanship Way, allowing access to the property, all on the developer's dime.

The proposed building or site design enhances the public realm, maximize natural surveillance and visibility, facilitates pedestrian access and circulation, and reinforces the Town's character:

RESPONSE

- As noted elsewhere, the project will be saving existing trees in the perimeter buffer adjacent to Easton Acres, as well as the buffer along the Highway 55 bypass. Additionally, there is an existing environmental protection area along Sportsmanship Way. All these contribute to maximizing a natural surveillance surrounding the property on all sides.
- The extension and construction of the planned greenway as well as the crosswalk across Sportsmanship Way, work well to facilitate pedestrian access and circulation, as well as sidewalks throughout the development.

The design of the project furthers the goals and policies of the Comprehensive Plan:

RESPONSE

- This project is designed to utilize the acreage to the greatest extent possible whilst being a good neighbor, exactly what the Comprehensive Plan designation of Mixed-Use Center envisions. The entrance road into the site will feature sidewalk, as well as street trees, elsewhere the greenway along NC 55 bypass will be extended, ensuring pedestrian access will be enhanced – another key goal of the Comprehensive Plan. More importantly, the overall development, will provide a mix of uses that will improve and enhance the community - professional office and affordable housing – the first mix of this kind in Holly Springs!

NEIGHBORHOOD MEETING REPORT

A Neighborhood Meeting is required to occur prior to your submittal. The requirements for this meeting can be found in section 11.5 of the Unified Development Ordinance (UDO). The Neighborhood Meeting shall take place no more than 12 weeks prior to the application date and can be held virtually. A copy of the Neighborhood Meeting Notice must be sent to DSIntake@hollyspringsnc.gov prior to mailing for review and approval along with a copy of the mailing list.

Notification of Owners:

1. The Petitioner (or agent) shall prepare a Neighborhood Meeting Notification to be sent via first class mail to the owner(s) of the land specified on the petition within a 500' radius of the subject property. Mailing notices shall include surrounding property owners and property owner's association (or equivalent), and the Town of Holly Springs (Attn: Development Services). Where the tax records reflect a mailing address for an owner of property to be different than the address of the property owned, notification shall also be mailed to all addresses of the property itself, including apartment or suite addresses.
2. The notice shall include the date, time and location of the Neighborhood Meeting, the name of the Petitioner and the location of the proposed request (address, tax property, identification number or metes and bounds description), and an explanation of the nature of the request.
3. The notice shall be mailed not less than ten (10) days nor more than twenty-five (25) days before the date of the Neighborhood Meeting.

NEIGHBORHOOD MEETING INFORMATION	
Meeting Date:	04 14 2025
Meeting Time:	5:30 - 6:30 p.m.
Meeting Location:	Virtual - Zoom platform

CONDUCT OF MEETINGS *(Attach additional sheets if needed)*

At the Neighborhood Meeting, the Petitioner shall explain the proposal and petition, answer any questions, respond to concerns neighbors have about the petition and proposed resolutions to these concerns. Town Staff will not attend the Neighborhood Meeting.

Summary of Issues:

See attached

Changes made to the Petition as a result of the meeting:

N/A

Additional attachments required:

- A listing of those persons and organizations that were sent notification about the Neighborhood Meeting.
- A copy of the signed attendance list that includes the names and addresses of those in attendance.
- A copy of the mailed notice.

Preparer's Signature: Laura Hall Date: 4/14/25

April 2, 2025

RE: Neighborhood Meeting – Ting Commercial Plan Amendment

Dear Property Owner,

On behalf of the owner of the property located at 1317 N. Main Street (Parcels 0649891181 and 0649898125), you are invited to attend a neighborhood information meeting concerning the development of said property. The developer, Capital Associates, has submitted a site plan amendment, which proposes a change to the previously approved development plan associated with the commercial portion of the project only. This neighborhood meeting is the next step in the process of developing these parcels. The meeting will be held virtually via Zoom; details are as follows:

April 14, 2025
5:30-6:30PM
Zoom: https://mcadamsco.zoom.us/j/85645238568?pwd=3zchnMRdF5juMfgAJI2aoobDHOkLSe.1
Meeting ID: 856 4523 8568
Passcode: 805165

Join by mobile
+13017158592,,85645238568#,,,,*805165# US (Washington DC)
+13052241968,,85645238568#,,,,*805165# US

Per Town of Holly Springs ordinance requirements, we are notifying you of this meeting because your property is located within the written notification area for public hearings. While this meeting is not a public hearing, it is an opportunity for you to meet with the applicant to hear about their intention to develop the land and understand what changes are being proposed to the previously approved plans. You are encouraged to ask questions and express concerns so that we may help you to more fully understand the proposed project changes.

Town Planning staff will not be in attendance at this meeting. Property owners within the notification area will receive a separate notice from Town Planning staff when a public hearing is scheduled before the Holly Springs Town Council.

If you have any questions about this neighborhood information meeting, or if you are unable to attend and would like to speak with someone regarding the proposal, please feel free to contact me at 919-610-7377 or holloman@mcadamsco.com. We look forward to seeing you at the meeting.

Sincerely,

MCADAMS

Laura Holloman, AICP
Director, Development Entitlements

Ting Commercial Development Plan Neighborhood Meeting Report

April 14, 2025

The applicant provided a reminder of the project and approved rezoning and development plan but explained that the Development Plan Major Amendment was to the commercial portion of the property only. The applicant then explained the differences between the approved development plan and proposed development plan and opened up the meeting to any questions.

1) Will access off of Sportsmanship Way be paved?
   Response: Yes, will be paved, built with curb and gutter and sidewalk as well.

2) Will the access onto Sportsmanship Way and N. Main Street be full movement?
   Response: Yes, both access points will be unrestricted, full-movement access points.

3) What is the project timeframe?
   Response: If this major amendment were to be approved, we hope to have Construction Drawings approved by the end of this year, and construction to begin in Spring of 2026. Project will take approximately a year to complete so looking at a mid-2027 opening of the office building.

4) Is Holly Springs asking for hospitality and entertainment development on this side of the street?
   Response: The Town has visions of master planning this area and that could include visions of entertainment and hospitality. However, the reality is this site is currently zoned for the proposed use of office. In the future, someone could choose to remove the proposed above ground SCM for a hotel use or something else. However, this would be very expensive and would also require structured parking.

5) Is it true that the Town does not like affordable housing?
   Response: No matter the current thought of the Town, there is an approved DHIC affordable housing project here. The commercial portion needs the affordable housing project to be able to move forward and vice versa, from a development cost sharing perspective as well as to balance earthworks.

   The applicant thanks all the attendees (2) for their contributions and closed the meeting.

Ting Commercial Development Plan Amendment Neighborhood Meeting Attendees	
Neighbor	Address
Claudia Cofield	5636 Easton Street
Bill Rousseau	6236 Lake Terrace Drive

1317 N MAIN COMMERCIAL TRACT TRACT 1 - LOT 1 & LOT 2

1317 N MAIN STREET

HOLLY SPRINGS, NORTH CAROLINA, 27540

DEVELOPMENT PLAN AMENDMENT

ToHS PROJECT NUMBER: 21-DP-06-A02 / PLDP202500067

MASTER PLAN NUMBER: 21-MAS-03-A01 / PLDMP202300156

PROJECT NUMBER: CAP-22003

DATE: JUNE 16, 2023

REVISED: JULY 21, 2023

REVISED: AUGUST 18, 2023

REVISED: SEPTEMBER 11, 2023

REVISED: MARCH 07, 2025

REVISED: APRIL 24, 2025

REVISED: MAY 22, 2025 (2)

SITE DATA:

SITE ADDRESS:	1317 N MAIN STREET HOLLY SPRINGS, NORTH CAROLINA 27540
OWNER:	WAKE COUNTY PO BOX 550 RALEIGH, NC 27602
DEVELOPER:	CAPITAL ASSOCIATES 1501 SUNRISE AVENUE, SUITE 100 RALEIGH, NC 27608
PIN (& DEEDED ACREAGE):	0649894163 (19.89 AC.)
REAL ESTATE ID:	0414978
PROJECT AREA (TRACT 1 AREA):	470,884 SF (10.81 AC.)
ZONING:	COMMUNITY BUSINESS - CONDITIONAL USE
EXISTING USE:	VACANT
PROPOSED USE:	LOT 1 / BLDG. A : OFFICE LOT 2: PARKING
RIVER BASIN:	CAPE FEAR RIVER BASIN
WATERSHED:	SHEARON HARRIS RESERVIOR
AREA IN FLOODWAY/FLOODPLAIN:	NONE
FEMA FIRM MAP	3720064900J PANEL 0649 DATED MAY 2, 2006
MIN BUILDING HEIGHT	25 FT
MAX BUILDING HEIGHT	75 FT
IMPERVIOUS SUMMARY:	EXISTING IMPERVIOUS: 0 AC. PROPOSED IMPERVIOUS: 4.62 AC. (201,072 SF)
VEHICULAR PARKING SUMMARY:	REQUIRED PARKING MEDICAL OFFICE MIN: (4 SPACES / 1,000 SF) X 75,871 SF = 304 SPACES MAX:(6 SPACES / 1,000 SF) X 75,871 SF = 456 SPACES PROVIDED PARKING WITH THE APPROVED DEVELOPMENT PLAN (21-DP-06): 407 PARKING SPACES APPROVED TOTAL PROVIDED: 372 SPACES (91%) *NO WAIVER REQUIRED*
ACCESSIBLE PARKING SUMMARY:	REQUIRED ACCESSIBLE PARKING: 8 SPACES (2% OF TOTAL) PROVIDED ACCESSIBLE PARKING: 9 SPACES (3 VAN ACCESSIBLE)
BICYCLE PARKING SUMMARY:	REQUIRED BICYCLE PARKING OFFICE: 1 RACK (12 SPACES) PROVIDED BICYCLE PARKING OFFICE: 1 RACK (12 SPACES)
PROPOSED LOT SUMMARY:	LOT 1: LOT SIZE: 9.01 AC. MINIMUM LOT WIDTH: 150 LF MINIMUM LOT DEPTH: 50 LF LOT 2: LOT SIZE: 1.59 AC. MINIMUM LOT WIDTH: 74 LF. MINIMUM LOT DEPTH: 360 LF
OPEN SPACE SUMMARY:	REQUIRED OPEN SPACE: 0.500% X 470,884 SF = 2,355 SF PROVIDED OPEN SPACE: 2,443 SF (0.518%) (2)

SEWER FLOW CALCULATIONS

1. TOTAL PROPOSED SEWER FLOW IS 13,125 GPD.

   75,000 SF OFFICE W/ 525 EMPLOYEES/DAY @ 25 GPD/EMPL = 13,125 GPD

2. ALL FLOWS ARE ESTIMATES AND ARE SUBJECT TO CHANGE AS PLANS ARE AMENDED AND DEVELOPED.

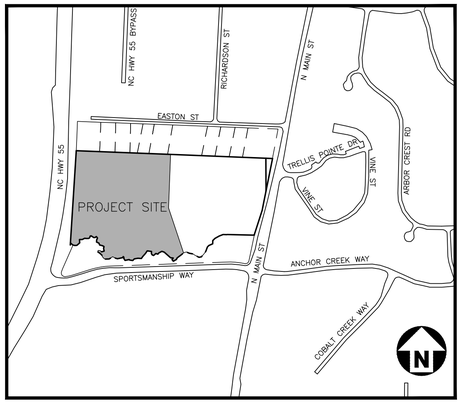
3. METHODOLOGY DERIVED FROM NCDEQ 2T RULES AND TOWN OF HOLLY SPRINGS PUBLIC UTILITIES HANDBOOK.FLOWS MEET OR EXCEED 2T RULE

PREVIOUS APPROVALS:

REZONING 20-REZ-03
DEVELOPMENT PLAN 21-DP-06
MASTER PLAN 21-MAS-03

MONUMENT CONTROL POINT

NCGS MONUMENT
"HOLLY SPRINGS"
N : 692052.70
E : 2049732.38
Z : 448.93



VICINITY MAP

1" = 500'

ZONING CONDITIONS (20-REZ-03):

1) THE FOLLOWING USES SHALL BE PROHIBITED USES WITHIN THE CB ZONING DISTRICT: AUTOMOTIVE SALES & SERVICE: AUTOMOBILE PARTS SALES (NEW); QUICK OIL CHANGE FACILITY; CAR WASH (AUTOMATIC OR SELF); GASOLINE SERVICE STATION WITHOUT REPAIR; MOTOR CYCLE/SCOOTER SALES; AUTOMOTIVE SALES & SERVICE: AUTOMOTIVE REPAIR - MINOR; GASOLINE SERVICE STATION WITH MINOR REPAIR (NOT TO EXCEED TWO (2) ACCESSORY INDOOR SERVICE BAYS); KENNELS (WITH OUTDOOR RUNS); FOOD SALES AND SERVICE: RESTAURANT - DRIVE THROUGH, STAND ALONE; PUBLIC FACILITIES: NEIGHBORHOOD RECYCLING COLLECTION POINT; COMMUNICATIONS/UTILITIES: ELECTRICITY RELAY STATION; RETAIL: SATELLITE DISH SALES AND SERVICE (OUTDOOR DISPLAY).

2) THE CB ZONING DISTRICT SHALL CONTAIN A CLASS A COMMERCIAL OFFICE BUILDING WITH A MINIMUM SQUARE FOOTAGE OF 70,000 SQUARE FEET WITH A MINIMUM BUILDING HEIGHT OF 2 STORIES.

3) THE FOLLOWING USES SHALL BE PERMITTED USES WITHIN THE R-MF-15 ZONING DISTRICT: RESIDENTIAL: MULTIFAMILY DWELLINGS. THE ALLOWED RESIDENTIAL USES MUST MEET THE REQUIREMENTS OF SECTION 42 OF THE INTERNAL REVENUE CODE OR A SUBSTANTIALLY EQUIVALENT FORM OF AFFORDABLE RENTAL HOUSING. 100% OF THE DWELLING UNITS DEVELOPED ON THE PROPERTY MUST MEET THIS REQUIREMENT. ACCORDINGLY, RENTS SHALL BE SET AT A PRICE THAT ON AVERAGE IS AFFORDABLE TO A HOUSEHOLD WITH AN ANNUAL INCOME THAT IS NO GREATER THAN 60% OF THE AREA MEDIAN INCOME FOR THE RESPECTIVELY-SIZED HOUSEHOLD IN THE RALEIGH, NC MSA, AS DETERMINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

4) THE CB AND R-MF-15 PARCELS WILL HAVE BOTH VEHICULAR AND PEDESTRIAN CONNECTIVITY SO THAT THE TWO ZONING PARCELS THAT MAKE UP THIS REQUEST WILL BE INTERCONNECTED AND FUNCTION AS A HORIZONTAL MIXED USE DEVELOPMENT. EACH PARCEL SHALL RECORD AN EASEMENT IN A FORM APPROVABLE BY THE TOWN ALLOWING CROSS ACCESS.

5) THE CB ZONED PARCEL SHALL PROVIDE A PRIMARY ENTRANCE DRIVEWAY/STREET FROM SPORTSMANSHIP WAY. TO CREATE A WALKABLE STREET SCAPE ALONG THIS PRIMARY DRIVEWAY/STREET, A MINIMUM AND MAXIMUM BUILDING SETBACK WILL BE ESTABLISHED BY THE PROJECT MASTER PLAN. TO ESTABLISH THE INTENT OF COMMERCIAL BUILDING PLACEMENT, NO MORE THAN ONE BAY OF OFF-STREET PARKING SPACES SHALL BE CONSTRUCTED BETWEEN THE BUILDING AND PRIMARY DRIVEWAY/STREET.

6) OFF-STREET PARKING WITHIN THE CB ZONING DISTRICT SHALL UTILIZE SHARED PARKING. THIS SHARED PARKING SHALL BE MEMORIALIZED WITHIN A SHARED PARKING AGREEMENT. THE PROPERTY OWNERS INVOLVED IN THE JOINT USE OF OFF-STREET PARKING AREAS SHALL SUBMIT A LEGAL AGREEMENT APPROVED BY THE TOWN ATTORNEY AS TO FORM AND CONTENT GUARANTEEING THAT SAID REQUIRED OFF-STREET PARKING SHALL BE MAINTAINED SO LONG AS THE USE REQUIRING OFF-STREET PARKING IS IN EXISTENCE OR UNLESS THE REQUIRED OFF-STREET PARKING IS PROVIDED ELSEWHERE IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. SUCH INSTRUMENT, WHEN APPROVED AS CONFORMING TO THE PROVISIONS OF THIS SECTION, SHALL BE RECORDED BY THE PROPERTY OWNER WITH THE WAKE COUNTY REGISTER OF DEEDS AND A COPY THEREOF FILED WITH THE DEPARTMENT OF DEVELOPMENT SERVICES.

7) THE DEVELOPMENT SHALL CONSTRUCT AND INSTALL A PEDESTRIAN CROSSWALK FEATURING A RAPID BEACON SIGNALS ACROSS SPORTSMANSHIP WAY, SUCH LOCATION SHALL BE DETERMINED AT THE TIME OF MASTER PLAN SUBMITTAL.

8) DEVELOPED OPEN SPACE AREAS WITHIN THE PROPOSED DEVELOPMENTS SHALL FEATURE AT LEAST ONE OF THE FOLLOWING: HARDSCAPE AREAS; OUTDOOR SEATING AREAS; PUBLIC ART; PLAYGROUND AND PERGOLAS/GAZEBOS.

9) A MINIMUM OF ONE OF THE FOLLOWING TYPES OF GREEN STORMWATER INFRASTRUCTURE SHALL BE USED IN CONNECTION WITH ANY DEVELOPMENT ON THE SUBJECT PROPERTY: PERMEABLE PAVEMENT PARKING SPACES OR PERVIOUS PAVERS IN PEDESTRIAN AREAS; OR RAINWATER HARVESTING (CISTERNS); OR BIO-SWALES. RECLAIMED WATER FOR COMMERCIAL IRRIGATION PURPOSES WHENEVER FEASIBLE SHALL BE UTILIZED.

10) EMPHASIS SHALL BE PLACED ON PLACEMAKING WITHIN THE DEVELOPMENT. TO ENSURE THIS OCCURS, THE

FOLLOWING LANDSCAPING PRACTICES SHALL BE UTILIZED:

a. THE USE OF VERTICAL LANDSCAPING OR PUBLIC ART SHALL BE UTILIZED ADJACENT TO A MINIMUM OF TWO (2) COMMERCIAL OUTDOOR SEATING OR GATHERING AREAS;

b. TO THE GREATEST EXTENT POSSIBLE, STREET TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS UDO REQUIREMENTS ALONG THE PRIMARY ENTRANCE DRIVEWAY/STREET FROM SPORTSMANSHIP WAY.

c. WITHIN THE CB ZONING DISTRICT, THE USE OF PLANTERS SHALL BE POSITIONED AS TO ENERGIZE AND IDENTIFY PEDESTRIAN ENTRANCES, SUCH ENTRANCES SHALL BE FLANKED BY AT LEAST ONE PLANTER. PLANTERS SHALL HAVE A MINIMUM HEIGHT 24" AND A MINIMUM WIDTH OF 18".

11) THE TOWN REQUIRES CERTAIN FEES TO BE PAID UPON DEVELOPMENT OF LAND AND FOR THE GRANTING OF A BUILDING PERMIT. SAID FEES ARE LISTED IN THE TOWN'S ANNUAL BUDGET, AND WITH THIS REZONING THE DEVELOPER AGREES HE/SHE (I) IS FAMILIAR WITH THESE FEES, (II) DOES NOT DISPUTE THE REASONABLENESS OF THESE FEES AS SET FORTH IN THE TOWN'S ANNUAL BUDGET; AND (III) NOTWITHSTANDING ANY REIMBURSEMENTS DISCUSSED AT THIS TIME THROUGH AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT, HE/SHE AGREES TO TIMELY PAY ALL NORMAL AND CUSTOMARY FEES APPLICABLE TO DEVELOPER IN CONNECTION WITH NON-RESIDENTIAL AND RESIDENTIAL PROJECTS. SUCH FEES ARE LISTED IN THE CURRENT YEAR ANNUAL BUDGET OF FEES AT THE TIME THE FEE IS DUE UNDER THE ORDINARY COURSE OF DEVELOPMENT. ***THIS CONDITION SHALL APPLY TO THIS ZONING DISTRICT UNLESS OTHERWISE MODIFIED BY A DEVELOPER AGREEMENT.***

12) THE TOWN REQUIRES, PURSUANT TO N.C.G.S. § 160A-372, THE DEDICATION AND CONSTRUCTION OF STREETS AND RIGHTS OF WAY, AS SHOWN IN THE APPROVED COMPREHENSIVE TRANSPORTATION PLAN AND THE APPROVED TRANSPORTATION IMPACT ANALYSIS, TO CREATE CONDITIONS ESSENTIAL TO PUBLIC HEALTH, SAFETY, AND THE GENERAL WELFARE. A REZONING MAY BE DELAYED UNTIL SUCH TIME AS NECESSARY TRANSPORTATION IMPROVEMENTS (TO INCLUDE OFFSITE IMPROVEMENTS) MAY BE MADE, UNLESS THE TOWN AND THE DEVELOPER CAN ENTER INTO AGREEMENTS TO ACCELERATE THE TIME FOR COMPLETION OF THESE NEEDED IMPROVEMENTS. ***THIS CONDITION SHALL APPLY TO THIS ZONING DISTRICT UNLESS OTHERWISE MODIFIED BY A DEVELOPER AGREEMENT.***

13) THE PROPOSED DEVELOPMENT ASSOCIATED WITH THIS REZONING WILL BE SERVED BY PUBLIC SEWER. THE DEVELOPER ACKNOWLEDGES THAT THERE ARE SIGNIFICANT DOWNSTREAM GRAVITY SEWER AND PUMP STATION IMPROVEMENTS THAT ARE NEEDED TO ACCOMMODATE THE DEMAND FROM THIS PROJECT. THE DEVELOPER HAS SUBMITTED A SEWER AND PUMP STATION EVALUATION REPORT TO MEET THE TOWN OF HOLLY SPRINGS STANDARDS. THE DEVELOPER IS RESPONSIBLE TO CONTINUE COORDINATION WITH THE TOWN TO DETERMINE THE COST SHARING PARTNERSHIP THAT WILL FACILITATE THE NECESSARY SEWER INFRASTRUCTURE IMPROVEMENTS PROPORTIONATE TO THE PROJECT'S IMPACT. ***THIS CONDITION SHALL APPLY TO THIS ZONING DISTRICT UNLESS OTHERWISE MODIFIED BY A DEVELOPER AGREEMENT.***

14) TRANSPORTATION IMPROVEMENTS: THE DEVELOPER SHALL CONTRIBUTE, DESIGN, CONSTRUCT OR PERMIT THE FOLLOWING PUBLIC INFRASTRUCTURE RELATING TO TRANSPORTATION:

a) PAY FEE-IN-LIEU OR CONSTRUCT NORTHBOUND RIGHT TURN LANE AT N. MAIN STREET / OLD SMITHFIELD ROAD / SUNSET LAKE ROAD AS REQUIRED BY THE NCDOT.

b) CONTRIBUTE A FEE-IN-LIEU FOR DESIGN AND CONSTRUCTION OF FUTURE TRAFFIC SIGNALIZATION AT THE INTERSECTION OF N. MAIN STREET / KATHA DRIVE / ARBOR CREEK DRIVE PROPORTIONATE TO PROJECT IMPACT.

ZONING RELATED TERMS (FROM DEVELOPER AGREEMENT):

1) DESIGN AND CONSTRUCT HALF OF THE RECOMMENDED 86-FOOT, 4-LANE MEDIAN THOROUGHFARE WITH BIKE LANES ON N. MAIN STREET FROM THE NORTHERN PROPERTY LINE OF THE PROPERTY TO SPORTSMANSHIP WAY

2) DESIGN AND CONSTRUCT A NORTHBOUND LEFT TURN LANE (APPROXIMATELY 100 FEET IN LENGTH) ON N. MAIN STREET AT THE ACCESS POINT ON MAIN STREET NORTH OF SPORTSMANSHIP WAY, OPPOSITE TRELLIS POINTE DRIVE.

3) DEVELOPER WILL PROVIDE A FEE-IN-LIEU ("FIL") PAYMENT IN THE AMOUNTS SET FORTH BELOW FOR ITS PROPORTIONATE SHARE OF THE FOLLOWING PROJECTS AS REQUIRED BY THE TOWN, AND SUCH PAYMENT SHALL BE MADE UPON THE APPROVAL OF CIVIL CONSTRUCTION DRAWINGS:

4) FIL OF DESIGN AND CONSTRUCTION OF NORTHBOUND RIGHT TURN LANE ON N. MAIN STREET AT OLD SMITHFIELD ROAD / SUNSET LAKE ROAD, IN AN AMOUNT TO BE DETERMINED PRIOR TO MASTER PLAN APPROVAL, AS CALCULATED BY AN OPINION OF PROBABLY COST BY A LICENSED PROFESSIONAL ENGINEER THE SELECTION OF WHICH IS MUTUALLY AGREEABLE BY THE PARTIES

5) FIL OF DESIGN AND CONSTRUCTION OF FUTURE TRAFFIC SIGNAL ON N. MAIN STREET AT KATHA DRIVE / ARBOR CREEK DRIVE IN THE AMOUNT OF $12,995

6) FIL OF HALF A 20-FOOT MEDIAN FROM THE TERMINUS OF THE EXISTING MEDIAN ON N. MAIN STREET [TRELLIS POINTE DRIVE] TO THE NORTHERN PROPERTY LINE OF THE PROPERTY, IN THE AMOUNT OF $10,325.

7) THE DEVELOPMENT SHALL CONSTRUCT AND INSTALL A PEDESTRIAN CROSSWALK FEATURING A RAPID BEACON SIGNALS ACROSS SPORTSMANSHIP WAY, SUCH LOCATION SHALL BE DETERMINED AT THE TIME OF MASTER PLAN SUBMITTAL.

8) CONSTRUCTION OF APPROXIMATELY 510 LINEAR FEET OF PEDESTRIAN SIDEWALK ALONG THE EASTERN BORDER OF THE PROPERTY ADJACENT TO AND RUNNING PARALLEL WITH MAIN STREET. IN THE EVENT THE PEDESTRIAN SIDEWALK SHALL CROSS ONTO PROPERTY OWNED BY THE TOWN THE TOWN WILL PROVIDE THE NECESSARY EASEMENTS TO CONSTRUCT THE PEDESTRIAN SIDEWALK ON ITS PROPERTY

9) CONSTRUCTION OF APPROXIMATELY 500 LINEAR FEET OF A PEDESTRIAN GREENWAY BEGINNING AT THE END OF THE EXISTING GREENWAY PATH JUST TO THE NORTH OF SPORTSMANSHIP WAY AND CONTINUING NORTH ALONG THE WESTERN BOUNDARY OF THE PROPERTY ENDING AT THE UNDERPASS BENEATH NORTH CAROLINA HIGHWAY 55. IN THE EVENT THE PEDESTRIAN GREENWAY SHALL CROSS ONTO PROPERTY OWNED BY THE TOWN THE TOWN WILL PROVIDE THE NECESSARY EASEMENTS TO CONSTRUCT THE PEDESTRIAN GREENWAY ON ITS PROPERTY

10) DEVELOPERS SHALL DEDICATE 20 FEET WIDTH OF RIGHT OF WAY TO THE TOWN FOR A FIL OF UPGRADES TO NC 55 ALONG THE WESTERN-MOST EDGE OF THE PROPERTY.

11) DEVELOPER SHALL DEDICATE 10+/- FEET WIDTH OF RIGHT OF WAY TO THE TOWN ON N. MAIN STREET FROM THE NORTHERN PROPERTY LINE OF THE PROPERTY TO SPORTSMANSHIP WAY (INCLUDED IN SUBPARAGRAPH 5(A) ABOVE.

12) DEVELOPERS SHALL BE ALLOWED TO CONSTRUCT A ROADWAY ACROSS THE LAND CURRENTLY OWNED BY THE TOWN ADJACENT SPORTSMANSHIP WAY IN ORDER TO PROVIDE VEHICULAR AND PEDESTRIAN ACCESS TO THE COMMERCIAL PROPERTY. SUCH ROADWAY SHALL BE A PUBLIC STREET FOR THE LENGTH OF THE EXISTING TOWN PROPERTY.

13) EACH DEVELOPER SHALL RECORD RECIPROCAL CROSS-ACCESS EASEMENTS FOR ALL INTERNAL DRIVE ACCESS AREAS, IN A FORM SUBJECT TO APPROVAL BY THE TOWN.

14) BUILDING HEIGHT: UNDER THE PROPOSED CB ZONING A MAXIMUM BUILDING HEIGHT OF FIFTY-FIVE (55) FEET IS STATED. THE OFFICE BUILDING IS ANTICIPATED ON BEING FOUR (4) STORIES WITH AN ANTICIPATED HEIGHT OF APPROXIMATELY SEVENTY-FIVE (75) FEET. DEVELOPERS ARE HEREBY APPROVED BY THE TOWN TO INCREASE THE BUILDING HEIGHT TO SEVENTY-FIVE (75) FEET FOR THE COMMERCIAL PORTION OF THE PROPERTY, SO LONG AS ANY SUCH BUILDING IS AT LEAST 50 FEET SET BACK FROM THE NORTHERN PROPERTY LINE ABUTTING EASTON ACRES RESIDENTIAL PROPERTIES. ADDITIONALLY, IN THIS NORTHERN BOUNDARY, THE DEVELOPER SHALL PROVIDE A 30 FOOT WIDE UNDISTURBED BUFFERYARD AND SUPPLEMENT THE UNDISTURBED BUFFERYARD WITH ADDITIONAL EVERGREEN TREE PLANTINGS TO ACHIEVE THE MINIMUM TYPE C-150 PLANT UNIT VALUE (AS DESCRIBED IN UDO § 7.01(K)). THE OWNER SHALL MAINTAIN THE BUFFERYARD IN PERPETUITY.

15) PARCEL SUBDIVISION: DEVELOPERS SHALL BE ALLOWED TO SUBDIVIDE THE PROPERTY AND RECORD ONE SUBDIVISION PLAT INTO THE TRACTS DESCRIBED HEREIN PRIOR TO THE COMPLETION OF ANY OFFSITE IMPROVEMENTS. DEVELOPERS SHALL COMPLETE ALL WORK DESCRIBED HEREIN PRIOR TO THE APPROVAL OF ANY SUBSEQUENT PLATS. FOLLOWING COMPLETION OF ANY OFFSITE IMPROVEMENTS ALONG WITH PAYMENT OF ANY FIL OBLIGATIONS FURTHER SUBDIVISION OF THE COMMERCIAL PARCEL SHALL BE PERMISSIBLE BY THE TOWN IF REQUESTED BY THE DEVELOPER AND CONSISTENT WITH THE APPROVED MASTER PLAN

16) PARKS AND RECREATION LAND DEDICATION. THE TOWN AS PART OF ITS UDO REQUIRES LAND DEDICATION FOR PARKS AND RECREATION PURPOSES, OR A FEE IN LIEU OF SUCH DEDICATION AT THE DISCRETION OF THE TOWN COUNCIL. THE TOWN AGREES TO ACCEPT A FEE IN LIEU OF LAND DEDICATION IN AN AMOUNT COMMENSURATE WITH THE VALUE OF THE LAND AT THE TIME OF SUBDIVISION. THE PARTIES CURRENTLY STIPULATE THAT THIS RESULTS IN A FEE IN LIEU AMOUNT AS CALCULATED OF $726,465, BASED ON THE MOST CURRENT APPRAISAL OBTAINED BY THE TOWN. AT ANY TIME PRIOR TO SUCH TIME AS THE DHIC DEVELOPER OBTAINS ITS FIRST CERTIFICATE OF OCCUPANCY, AS SUCH TIME THE FEE IS DUE, THE DEVELOPER MAY:

a. SUBMIT A MORE RECENT APPRAISAL, IF OBTAINED BY THE DEVELOPER AND OTHERWISE SATISFACTORY TO THE TOWN, AND RECALCULATE THE FEE ACCORDING TO THE NEW APPRAISAL.

b. PROVIDE ANY OFF-SITE PARKS AND RECREATION AMENITY FOR DEDICATION TO THE TOWN, IN THE SOLE DISCRETION OF THE TOWN, SUCH AS A DEDICATED GREENWAY ON THE WESTERN SIDE OF NC 55 BY-PASS, ON PROPERTY OWNED BY WAKE COUNTY.

SHEET INDEX

C0.00	DEVELOPER'S AGREEMENT
C0.01	PROJECT NOTES
C1.00	EXISTING CONDITIONS
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN
C2.02	TURN TEMPLATES 1 OF 2
C2.03	TURN TEMPLATES 2 OF 2
C3.00	OVERALL GRADING PLAN
C4.00	OVERALL UTILITY PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	SITE DETAILS
C8.03	STORM DETAILS
C8.04	SEWER DETAILS
C8.05	WATER DETAILS
C8.06	WATER DETAILS
C9.00	SCM D PLAN AND DETAILS
L5.01	LANDSCAPE PLAN
L5.02	LANDSCAPE NOTES AND DETAILS
L5.03	LANDSCAPE BUFFER NOTES AND DETAILS
21-0171B	SITE LIGHTING PLAN (BY DUKE ENERGY)
A-101	FIRST FLOOR PLAN (BY HAGER SMITH)
A-102	UPPER FLOOR PLANS (BY HAGER SMITH)
A-201	EXTERIOR ELEVATIONS (BY HAGER SMITH)
A-202	EXTERIOR ELEVATIONS (BY HAGER SMITH)

ALL CONSTRUCTION SHALL CONFORM TO TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PLAN IS SUBJECT TO CHANGES DURING CONSTRUCTION DRAWING APPROVAL PROCESS

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES.

I CERTIFY THAT THESE PLANS WERE PREPARED AND THAT THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING PLANS, THE LATEST EDITION OF THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS OF THE TOWN OF HOLLY SPRINGS AND OTHER APPLICABLE TOWN ORDINANCES AND POLICIES. THE ENGINEER WHOSE SEAL AND SIGNATURE APPEAR BELOW CERTIFIES THAT THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS HAVE BEEN THOROUGHLY REVIEWED FOR APPLICABILITY TO THIS PARTICULAR PROJECT. ANY PROPOSED EXCEPTIONS OR DEVIATIONS FROM THE STANDARDS ARE LISTED SPECIFICALLY ON SHEET _____ OF THESE DRAWINGS. FURTHERMORE, THESE PLANS WERE PREPARED IN CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN FOR THIS PROJECT.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CONTACT
ADAM PIKE
pike@mcadamsco.com
PHONE: 919. 823. 4300

CLIENT
CAPITAL ASSOCIATES (MCC)
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

PROJECT DIRECTORY
DEVELOPER
CAPITAL ASSOCIATES 1501
SUNRISE AVE, SUITE 100
RALEIGH, NC, 27608
PHONE: 919. 233. 9901

ARCHITECT
HAGER SMITH
300 S. DAWSON STREET
RALEIGH, NC 27601
PHONE: 919. 821. 5547

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036231 ADAM C. PIKE — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

DEVELOPMENT PLAN AMENDMENT FOR:
1317 N MAIN COMMERCIAL TRACT
TRACT 1 - LOT 1 AND LOT 2
1317 NORTH MAIN STREET
HOLLY SPRINGS, NC, 27540
PROJECT NUMBER: CAP-22003

M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawing\Development Plan Amendment\20201026-CS1.dwg, 5/23/2025 11:47:45 AM, Adam Pike

DocuSign Envelope ID: F513D2C8-E523-4980-80CE-7A7EB8698BFA

PREPARED BY/RETURN TO: JOHN SCHIFANO, ROD BOX 105

STATE OF NORTH CAROLINA
COUNTY OF WAKE

DEVELOPMENT AGREEMENT REGARDING INFRASTRUCTURE CONSTRUCTION AND FEE REIMBURSEMENT
(N.C. GEN. STAT. § 160A-420.20 et seq.)

BY AND BETWEEN

THE TOWN OF HOLLY SPRINGS

and

CAPITAL ASSOCIATES MANAGEMENT LLC
& DHIC, INC

THIS AGREEMENT, made and entered into this _____ day of APRIL 2021, by and between the **TOWN OF HOLLY SPRINGS**, a North Carolina Municipal corporation, hereafter referred to as the "Town" and **CAPITAL ASSOCIATES MANAGEMENT, LLC, a North Carolina Limited Liability Company**, and **DHIC, Inc a North Carolina Corporation** and their successors and assigns, hereafter referred to collectively as the "Developers." The Town and the Developers are collectively referred to herein as the "Parties."

WITNESSETH:

WHEREAS, the Developers are the fee simple owner or contract purchasers of two tracts of land held in common for development, the total of which are approximately 19 acres in size with a current mailing address of 1317 N. Main Street, Holly Springs, NC which is more specifically detailed on Exhibit A, attached hereto and incorporated herein by reference (the "Property"), and the Developers, or their successors or assigns, will be requesting approval of a development plan for these tracts for a mixed use commercial development, in a manner consistent with the sketch plans prepared by the Developer attached hereto as Exhibit B and the terms of this agreement; and,

WHEREAS, the Property is currently located within the corporate limits of the Town and is currently served by the Town potable water and sewer service.

WHEREAS, the Developers desire careful integration between public and private capital facilities planning, financing and construction, and further desires sufficient assurances that development

standards, ordinances, policies and procedures remain stable throughout the extended period of development; and,

WHEREAS, it is beneficial to both the Town and Developers to construct certain on-site and off-site infrastructure improvements relative to the Project to enable the safe and responsible treatment of wastewater by the Town and to provide potable drinking water to the ultimate users of the Property, as well as other infrastructure; and,

WHEREAS, the Town requires, pursuant to N.C.G.S. § 160A-372 and its Unified Development Ordinance ("UDO"), the dedication and construction of streets and rights of way and other infrastructure and for the distribution of population and traffic in such a manner that it will avoid congestion and overcrowding and will provide conditions essential to public health, safety, and the general welfare; which may be accomplished through private drives and cross access easements across the property and,

WHEREAS, the Town has enacted a subdivision control ordinance, pursuant to N.C.G.S. §160A-372 which provides for the orderly control of growth and development in the Town in general and on the Developer's parcel; and,

WHEREAS, the Town is authorized pursuant to N.C.G.S § 160A-311 et. seq. to operate and does in fact operate a water and sewer treatment enterprise and requires, pursuant to N.C.G.S. § 160A-317, the connection to the system by owners of developed lands located within the Town, for a cost set forth in the Town's annual budget or as amended hereto; and,

WHEREAS, the Developers is authorized to enter into this contract pursuant to N.C.G.S. §§ 160A-16, 160A-420.20 et seq. and may contract with the Developers to carry out the public purposes set forth herein pursuant to N.C.G.S. §160A-20. A public hearing on this Agreement was held on _____; and after consideration of the facts brought forth during the hearing, together with the promises and inducements contained herein, Town Council of Holly Springs has determined that it is in the best interests of its citizens to enter into this Agreement; and,

WHEREAS, the Town requires certain fees to be paid upon development of land and for the granting of a building permit, said fees being listed in the Town's annual budget and as listed as Exhibit D ,and the Developer, in consideration of the foregoing benefits enjoyed by this Agreement hereby agrees that it (i) is familiar with these fees as currently listed on the Town's website pursuant to its annual adopted budget ordinance, (ii) does not dispute the reasonableness of these fees as currently listed, and (iii) notwithstanding any reimbursements discussed below or any fees reduced or waived via an economic development agreement between the Town and the Developer, hereby agrees to timely pay all normal and customary fees to the extent applicable to the Developer in connection with its development of the Residential Project at such time as the applicable fee becomes due to the Town in the ordinary course of development unless otherwise provided for herein; and,

WHEREAS, the Town considers the Project favorable to the Town because of the retention of and expansion of local employment in the Town, the significant amount of non-residential (commercial, office, and retail) uses, and the addition of affordable housing to the community which is a condition placed upon the land by the previous owner, Wake County, and is consistent with the Town's strategic planning initiative. Further, the Developers have agreed to incorporate several needed public infrastructure

improvements ("Public improvements," as described below) in the vicinity of the Property which will serve the Development, other adjoining properties, and generally benefit the town as a whole; and,

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein the Town and the Developer agree as follows:

ARTICLE I

1. **Definitions**: The terms below shall have the following meanings as used herein:

a. Actual Costs: The amount of true costs actually incurred for construction of a certain project described herein upon final completion and approved by the Town, inclusive of the cost of acquiring easements or rights of way from those not party to this agreement, but exclusive of any administrative costs (i.e., profit and overhead) of the Developers, or any project construction contingency. Any such costs which herein after are agreed to be reimbursed or otherwise paid by the Town shall be audited by the Town under generally accepted accounting principles. Due governments for a period of three (3) years after the last act under this Agreement. The Developers' right of reimbursement for Actual Costs pursuant to the Town's annual budget or as amended hereto. The Developers agree that the Town has advance written consent to the expected cost of an applicable transaction before the cost is incurred, provided, that such consent shall not be unreasonably withheld or delayed by the Town.

b. Affordable Housing: 124 residential units built and professionally managed by the DHIC Developer where rents are set at a price that on average is affordable to a household with an annual income that is no greater than 60% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development

c. Development: Generally defined as the planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. "Development," as designated in a law or development permit, includes the planning for and all other activity customarily associated with it unless otherwise specified. When appropriate to the context, "Development" refers to the planning for or the act of developing or to the result of development. Specifically, in this Agreement, the term "Development" refers to the construction by the Developers of all building activities associated with the Concept Plans.

d. Development Permit: A building permit, zoning permit, subdivision approval, special exception or conditional use permit, variance, or any other official action of the Town having the effect of permitting the development of land.

e. Land Development Regulations: Ordinances and regulations enacted by the Town for the regulation of any aspect of development and includes zoning, subdivision, or any other land development ordinances, including but not limited the Town of Holly Springs Unified Development Ordinance ("UDO").

f. Laws: All ordinances, resolutions, regulations, comprehensive plans, land development regulations, policies, and rules adopted by the Town affecting the development of property, and includes laws governing permitted uses of the property, density, design, and improvements.

g. Master Plan: The plan described in Section 3.01 of the Town's Development Procedures Manual.

h. NCDOT: the North Carolina Department of Transportation.

i. Offsite Infrastructure: The public sanitary sewer gravity line, all potable waterlines, and other Town-owned equipment or facilities not located on the Property.

j. Person: An individual, corporation, business or land trust, estate, trust, partnership, association, two or more persons having a joint or common interest, State agency, or any legal entity.

k. Concept Plans: The plans described in Section 1.01 of the Town's Development Procedures Manual. Concept Plans in this Agreement refers to the sketch plans for the Development previously submitted by Developers to the Town and attached hereto as Exhibit B.

l. Public Infrastructure: The public sanitary sewer gravity line, all potable waterlines, and other Town-owned equipment or facilities, and road improvements or fees in lieu required by the Town or NCDOT, either located on the Property, in an easement, or not located on the property for the Public's good.

m. Public Benefit: The construction and dedication of the Public Infrastructure by the Developer, the retention and addition of local jobs, an increase in commercial and retail uses as well as Affordable Housing which furthers the Town's strategic planning efforts, and in the case of the commercial portion of the Property, the additional financial revenue of the Town brought to the incremental ad valorem tax value of the Property.

n. Property: All real property shown or described in Exhibit A, which is subject to land-use regulation of the Town and includes any improvements, fixtures, or structures customarily regarded as a part of real property.

o. Project: The Developers' plan to develop the Property in the manner described in Concept Plans, and as approved by the Town Council of Holly Springs through its normal development process. Specifically this Project consists of Affordable Housing units together with a corporate headquarters for MyComputerCarrer, Inc.

ARTICLE II
DESCRIPTION OF DEVELOPMENT AGREEMENT

1. SCOPE: The legal description of the Property subject to this agreement and the names of its legal and equitable property owners are contained in Exhibit A.

2. TERM: The duration of the agreement is for ten (10) years. The parties are not precluded from entering into subsequent development agreements that may extend the original duration period. Condition precedent to this Agreement are: (1) that the Town approves the petition for rezoning, and the Master Plan; (2) that Wake County transfers ownership of the property that is the subject of the Property to the respective grantees; and (3) that Developers acquire the Property within ninety (90) days of approval of the Master Plan or the Site Plan, and (4) Developers have received construction loan financing needed to acquire the property, whichever is sooner.

3. DEVELOPMENT PERMITTED USES: The development uses permitted on the Property are shown on the Concept Plans. The proposed uses are as follows, and are subject to the Zoning Conditions as listed in Exhibit C . In summary, the Property shall be zoned separately as follows: The western 10 acre (approximately) site shall be zoned CB and the eastern 10 acre tract shall be zoned RMF-15.

a. The Project generally and initially shall consist of the Development of two (2) tracts:

(i) Tract 1 is an approximate 10 acre tract on the western half of the parcel currently owned by Wake County, and shall be comprised of one or more office buildings to serve as corporate headquarters for MyComputer Career, Inc. (which the parties contemplate shall be employing at least 525 full time equivalent jobs however this is not a condition of this Agreement), retail facilities, a parking lots, and a performing arts theatre.

(ii) Tract 2 shall be comprised of 124 residential rental dwelling units in buildings of 3 to 3 1/2 stories, including a playground, community building, and outside picnic areas, owned and actively managed by DHIC (or an affiliate of DHIC) as Affordable Housing units.

b. The Town hereby agrees that the land use described herein and shown on Exhibit B is in the interests of the Town, is consistent with the land use plan, and approves, subject to statutory requirements, to rezone the Property in conformance with this Agreement.

c. The Developers voluntarily offers certain zoning conditions ("Zoning Conditions") as a part of this Agreement and any subsequent rezoning requests for the Property. These Zoning Conditions shall apply to the Property, and are listed in Exhibit C.

4. SEWER IMPROVEMENTS: The Town and Developers have evaluated whether the existing gravity and force-main lines, together with the existing Twelve Oaks Pump Station ("Existing Sewer Infrastructure") have the capacity to support the proposed developments on the Property or if improvements need to be made to the Existing Sewer Infrastructure. The parties have determined that the Existing Sewer Infrastructure is adequate to support the proposed developments and therefore Developer has been allocated in the Town's annual budget ordinance for water and sewer System Development Ordinance and otherwise shown on Exhibit D) required for this Project and the early payment of such fees by the Developers, the Town agrees to undertake the construction upgrades

required to the Existing Sewer Infrastructure which the Town agrees to complete prior to September 1, 2022. Notwithstanding, in no event shall a delay associated with the completion of the construction upgrades to the Existing Sewer Infrastructure be cause for a delay in Developers' receipt of a Certificate of Occupancy.

a. Developers shall pay the sum of all System Development Fees ("SDF") for water and sewer at such time as the Developer(s) receives construction drawing approval subsequent to all fees being paid and a pre-construction meeting is held with the Town. The DHIC Developer shall be allowed a modified approach regarding the installation of metered water connections as follows: For residential units, the DHIC Developer shall be allowed a single metered connection for each building (as opposed to individual metered connection for each unit) and pay the SDF accordingly. For purpose of clarity the following table describes the difference:

		Residential (Normal)			
	Units	type	Cost	Total	Notes
SDF - Water	124	3/4" <3000 SF	$ 3,741.00	$ 463,884.00	per unit 3/4" charge
SDF - Sewer	124	3/4" <3000 SF	$ 4,054.00	$ 502,696.00	per unit 3/4" charge
SDF - Water	1	1 1/2" 3000-20,000 SF	$ 6,890.00	$ 6,890.00	Club house
SDF - Sewer	1	1 1/2" 3000-20,000 SF	$ 7,467.00	$ 7,467.00	Club house
			Total SDF	$ 980,937.00	

Residential (Modified approach for Affordable Housing)					
Units	Type	Cost	Total	Notes	
5	8" >20,000 SF	$ 12,010.00	$ 60,050.00		
5	8" >20,000 SF	$ 13,015.00	$ 65,075.00		
1	1 1/2" 3000-20,000 SF	$ 6,890.00	$ 6,890.00	Club house	
1	1 1/2" 3000-20,000 SF	$ 7,467.00	$ 7,467.00	Club house	
		Total SDF	$ 139,482.00		

Note: the above fees are the SDF fees for the 2021 budget year. These fees will be applicable to the Project if applied for and paid within 1 year of this agreement. The parties acknowledge that the fee is dependent on the type and number of meters used, construction drawing approval is required prior to application for water service, and that payment of the fees are required prior to final construction drawing approval.

5. TRANSPORTATION IMPROVEMENTS: The Developers shall design, permit and construct the following Public Infrastructure improvements relating to Transportation:

a. Design and construct half of the recommended 86-foot, 4-lane median Homesthrive with bike lanes on N. Main Street from the northern property line of the Property to Sportsmanship Way.

b. Design and construct a northbound left turn lane (approximately 100 feet in length) on N. Main Street at the access point on Main Street north of Sportsmanship way, opposite Trellis Pointe Drive.

c. Developer will provide a Fee-in-Lieu ("FIL") payment in the amounts set forth below for its proportionate share of the following projects as required by the Town, and such payment shall be made upon the approval of civil construction drawings:

- FIL of design and construction of northbound right turn lane on N. Main Street at Old Smithfield Road / Sunset Lake Road, in an amount to be determined prior to Master Plan approval, as calculated by an opinion of probable cost by a licensed professional engineer the selection of which is mutually agreeable by the parties
- FIL of design and construction of future traffic signal to N. Main Street at Kattia Drive / Arbor Creek Drive in the amount of $12,995
- FIL of half a 20-foot median from the terminus of the existing median on N. Main Street (Trellis Pointe Drive) to the Northern property line of the property, in the amount of $10,325.

d. The development shall construct and install a pedestrian crosswalk featuring a rapid beacon signals across Sportsmanship Way, such location shall be determined at the time of master plan submittal.

f. Construction of Approximately 320 linear feet of pedestrian sidewalk along the eastern border of the Property adjacent to and running parallel with Main Street. In the event the pedestrian sidewalk shall cross onto property owned by the Town the Town will provide the necessary easements to construct the pedestrian sidewalk on its property

g. Construction of Approximately 500 linear feet of a pedestrian greenway beginning at the end of the existing greenway and by the north of Sportsmanship Way and continuing north along the western boundary of the Property ending at the underpass beneath North Carolina Highway 55. In the event the pedestrian greenway shall cross onto property owned by the Town the Town will provide the necessary easements to construct the pedestrian greenway on its property

g. Developers shall dedicate 20 feet width of right of way to the Town for a FIL of upgrades to NC 55 along the western-most edge of the Property.

g. Developer shall dedicate 30+/- feet width of right of way to the Town on N. Main Street from the northern property line of the property to Sportsmanship Way (included in subparagraph 5(a) above.

h. Developers shall be allowed to construct a roadway across the land currently owned by the Town adjacent Sportsmanship Way in order to provide vehicular and pedestrian

access to the Commercial Property. Such roadway shall be a public street for the length of the existing Town property. , ,,

j. Each Developer shall record reciprocal cross-access easements for all internal drive aisle access, in form satisfactory to and approved by the Town.

6. BUILDING HEIGHT: Under the proposed CB zoning a maximum building height of fifty-five (55) feet is stated. The Office building is anticipated on being four (4) stories with an anticipated height of approximately seventy-five (75) feet. Developers are hereby approved by the Town to increase the building height to seventy-five (75) feet for the commercial portion of the Property, so long as any such building is at least 50 feet set back from the northern property line abutting Easton Acres residential properties. Additionally, in this northern boundary, the Developer shall provide a 30-foot wide undisturbed bufferyard and supplement the undisturbed bufferyard with additional evergreen tree plantings to achieve the minimum type C-150 plant unit value (as described in UDO § 7.01(K)). The owner shall maintain the bufferyard in perpetuity.

7. PARCEL SUBDIVISION: Developers shall be allowed to subdivide the Property and record one subdivision plat into the Tracts described herein prior to the completion of any offsite improvements. Developers shall complete all work described herein prior to the approval of any subsequent plats. Following completion of any offsite improvements, and the payment of any FIL obligations further subdivision of the commercial parcel shall be permissible by the Town if requested by the Developer and consistent with the approved Master Plan

8. REZONING/MASTER PLAN: The Parties agree that the Property shall be rezoned through the approval of a petition for rezoning prior to the commencement of Town sewer service to the Property. The Developers have submitted a petition for rezoning. The Town will schedule for approval the rezoning, Master Plan, and Site Plan petitions so that the Town Council hearings for these matters will occur within 120 days of the earlier of submittal by the Developers of the Master Plan or execution of this Agreement. The Property shall at all times be subject to the Zoning Conditions, as shown on Exhibit C and incorporated by reference.

9. REQUIRED PERMITS: A description of all development permits approved or needed:

a. Developers shall secure all construction drawing approval, erosion and sedimentation control, grading approval, and building permits as necessary under the land development regulations in existence of the time of such permit application. Town shall aid Developers in securing all necessary permits from Wake County, the State of North Carolina, Department of Environmental Quality, or other state or federal agencies, as required for roads, sewer, and water. The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve the Developers of the necessity of complying with the law governing their permitting requirements, conditions, terms, or restrictions.

10. Parks and Recreation Land Dedication. The Town as part of its UDO requires land dedication for parks and recreation purposes, or a fee in lieu of such dedication at the discretion of the Town Council. The Town agrees to accept a fee in lieu of land dedication in an amount commensurate with the value of the land at the time of subdivision. The parties currently stipulate that this results in a fee in lieu amount as calculated of $726,465, based on the most current appraisal obtained by the Town. At any time prior to

such time as the DHIC Developer obtains its first certificate of occupancy, as such time the fee is due, the Developer may:

a. Submit a more recent appraisal, if obtained by the Developer and otherwise satisfactory to the Town, and recalculate the fee according to the new appraisal.

b. Provide any off-site parks and recreation amenity for dedication to the Town, in the sole discretion of the Town, such as a dedicated greenway on the western side of NC 55 by-pass, on property owned by Wake County.

11. TERMS REQUIRED FOR PUBLIC SAFETY: Description of any conditions, terms, restrictions, or other requirements determined to be necessary by the Town for the public health, safety, or welfare of its citizens.

a. All zoning conditions shall be satisfied.

12. HISTORIC STRUCTURES: None exist on the property.

a. None

13. DEVELOPMENT SCHEDULE

a. The Developers, in consideration of the covenants contained herein, shall be allowed the following expedited review considerations: (i) Developer shall be allowed a concurrent review of a master plan and a development plan; (ii) Developer shall be allowed a concurrent review of construction drawings (civil) and building permit review; (iii) Developer shall be allowed to submit the items in (i) for review to the Town staff prior to Town Council approval of a development or master plan, so long as a favorable recommendation has been achieved from the Town's Planning Board.

ARTICLE III
DEVELOPER'S DUTIES

1. For any offsite infrastructure constructed by the Developers, the Developers shall design, permit, and construct the infrastructure in accordance with the Town's rules and regulations (as shown on plans (to be submitted), according to engineering best practices, requirements of the Town, and requirements of the North Carolina Department of Environmental Quality (NCDEQ) and any other regulatory agency. For any land owned or controlled by the Developers, the Developers shall secure and dedicate to the Town all necessary easements for the construction and perpetual maintenance of the infrastructure referenced. For any land not owned by or controlled by the Developers, the Town shall convey such land owned by the Town to the Developers or secure all necessary easements on land owned by third parties for the construction and perpetual maintenance of the infrastructure referenced in a timely manner so as not to delay the completion of the Developers' Duties.

2. The Developers shall construct in a workmanlike manner the Onsite Public Infrastructure according to the design specifications and criteria of the Town which are existing at the time of this agreement, as well as full compliance with any NCDEQ requirements. Said infrastructure, together with any and all appurtenances, easements, and equipment associated with the project required for public dedication shall be dedicated to the Town in a manner consistent with the development plan and in a manner in accordance with the Town's standards.

3. The Developers shall construct the public infrastructure according to the plans and specifications submitted in a manner consistent with the standards of the Town which are in effect at the time of this Agreement.

4. The Developers (or their successors, and/or assigns) shall pay all development fees for the development at the time they would otherwise ordinarily be due (or as otherwise amended pursuant to 11(b) above) and in an amount that is determined by the fee schedule approved in the annual budget which is in effect at the time of this Agreement. Notwithstanding, in the event said fees are waived via an Economic Development Agreement this provision shall not be applicable.

ARTICLE V
GENERAL TERMS

1. All of the Developers' obligations under this Agreement, including but not limited to the obligations under Articles II and III of this Agreement, are contingent upon the Town's approval of the Developers' petition for rezoning, Master Plan and Site Plan for the Property and a Site Plan for any Building Permits.

2. All reimbursements, if any, for this project shall be provided on the basis of final documented Actual Costs, as approved by the Director of Engineering, in accordance with this agreement. Any opinions of project cost included in this agreement are based upon preliminary designs and are approximate.

3. The Developers shall be responsible for the complete design and construction of each project, including all surveying, design, permitting, plat preparation and recordation, testing, engineering, bidding, construction, inspection, acceptance, easement maps and documents, construction management, construction administration, and all other necessary functions to ensure complete-in-place, fully functional projects built and operational in accordance with Town and State standards and approved plans for the project. The cost of these items shall be borne by the Developers and shall not be subject to reimbursement or participation by the Town, except as specifically described herein.

4. In the course of installing the sewer line or any other work on easements obtained by the Town and under the Town's ownership, the Developers shall operate under permission to encroach onto a Town easement and shall hold the Town harmless.

5. The Developers agrees to protect, defend, indemnify and hold the Town of Holly Springs and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character in connection with or arising directly out of the entry onto and performance of work on the easements of the Town.

6. The Town agrees to protect, defend, indemnify and hold the Developers and its officers, employees and agents free and harmless from and against any and all losses, penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities of every kind in character and arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of actions of every kind and character in connection with or arising directly out of the performance of work on the easements of the Town.

7. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on infrastructure.

8. It shall be the responsibility of the Developers to ensure that all regulatory approvals for each project are in place before beginning construction.

9. The Town Manager is authorized to make decisions in regard to approvals, including changes to this Agreement in order to complete the scope of work required, within his authority granted by the Town Council, except as otherwise stated herein or required by Town ordinance.

10. The Town shall secure all necessary easements for the infrastructure projects that are the subject of this Agreement.

ARTICLE VI
OTHER

1. All projects shall be subject to the Town's policies and procedures regarding Town acceptance and warranty on Offsite Infrastructure. This Agreement shall not modify the warranty and acceptance procedures established by the Town through the Engineering Standards in place at the time of this agreement. It shall be the responsibility of the Developers to ensure that all regulatory approvals for each project are in place before beginning construction.

2. All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return receipt requested, or delivered in person to the intended addressee. Notice sent by certified or registered mail shall be effective upon the date of delivery indicated on the return receipt. Notice given in any other manner shall be effective upon actual receipt by the addressee.

3. This development agreement does not provide for the application of subsequently enacted Laws, ordinances, development policies, practices, procedures or standards. The Laws, ordinances, development policies, practices, procedures and standards applicable to the development of the Project are those in force at the time of the execution of this Agreement, in the manner prescribed by Holly Springs Ordinance 14-164.

4. Notices under this agreement shall be to the following:

FOR THE TOWN:

Randy J. Harrington
Town Manager
PO Box 8
Holly Springs, NC 27540
Reference:

FOR THE DEVELOPERS:

Frank Baird
Capital Associates Management or its Assigns.
1501 Sunrise Ave, Suite 100
Raleigh, NC 27608

Natalie Britt
DHIC, Inc
Vice President, Real Estate Development
113 S Wilmington Street
Raleigh, NC 27601

5. This Agreement shall be governed by and construed in accordance with the law of the State of North Carolina. The Parties consent to the jurisdiction of Superior Court Division of the General Court of Justice located in Wake County, North Carolina in the event a dispute arises between them regarding the terms of this Agreement.

6. If any paragraph or part of this Agreement is found void or unenforceable, the remainder of this Agreement shall continue in full force and effect.

7. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their heirs, successors and assigns.

8. This Agreement contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing.

9. Exhibit List: The following exhibits are hereby incorporated by reference:

EXHIBIT A: Map of the Property
EXHIBIT B: Concept Plan
EXHIBIT C: Zoning Conditions
EXHIBIT D: Development Fee Schedule

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

TOWN OF HOLLY SPRINGS

(Town Seal) By: _____
Randy J. Harrington, Town Manager

ATTEST:

_____
Linda McKinney, Town Clerk
Kathy White, Deputy Town Clerk

This document is sufficient as to form.

_____
John P. Schifano, Town Attorney

This instrument has been pre-audited in the manner prescribed by the Local Government Finance Act.

_____
Antwan Morrison
Director of Finance

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that she is the Town Clerk/Deputy Town Clerk of the Town of Holly Springs, and that the seal affixed to the foregoing instrument in writing is the corporate seal of said Town, and that said writing was signed and sealed by her in behalf of said corporation by its authority duly given and the said person acknowledged this writing to be he act a deed of said corporation.

WITNESS my hand and official stamp (or seal), this the _____ day of _____

_____
Notary Public

My Commission Expires:_____

CAPITAL ASSOCIATES MANAGEMENT, LLC

(Seal) By: _____
Name: Frank P Baird
Title: CEO, Manager

I, a Notary Public, certify that Frank P Baird personally came before me this day and acknowledged that he is the CEO, Manager of Capital Associates Management, LLC, a North Carolina limited liability company, and that he, at such officers; being authorized to do so, executed the foregoing on behalf of the limited liability company.

WITNESS my hand and official stamp (or seal), this the 26th day of July, 2021

Melissa A. DeVita
Notary Public

Melissa A. DeVita, Notary Public
Typed/Printed Name

[Official Seal] My Commission expires: November 5, 2025

DocuSign Envelope ID: F513D2C8-E523-4980-80CE-7A7EB8698BFA

DOWNTOWN HOUSING IMPROVEMENT CORPORATION aka DHIC, Inc

By: _____
Name: Natalie Britt
Title: VP

(Seal)

I, a Notary Public, certify that _____, personally came before me this day and acknowledged that she is the _____ of Downtown Housing Improvement Corporation aka DHIC, Inc, a _____ Corporation , and that she, as such officer, being authorized to do so, executed the foregoing on behalf of the limited liability company.

WITNESS my hand and official stamp (or seal), this the _____ day of _____, 2021

_____
Notary Public

_____, Notary Public
Typed/Printed Name

[Official Seal] My Commission expires:_____

EXHIBIT A
Map of Property

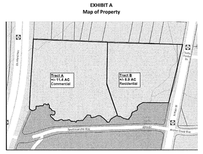


Exhibit B
Concept Plans

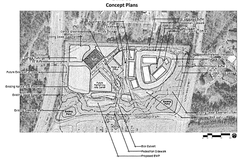


Exhibit C
Zoning Conditions

(Note: Laura to advise if language below is acceptable. Appears to come from our zoning application so it should be fine but need Laura / McAdams to double check)

1) The following uses shall be prohibited uses within the CB zoning district: Automotive Sales & Service: Automobile Parts Sales (new); Quick Oil Change Facility; Car Wash (automatic or self); Gasoline Service Station without repair; Motor Cycle/Scooter Sales; Automotive Sales & Service: Automotive Repair – Minor; Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays); Kennels (with outdoor runs); Food Sales and Service: Restaurant Drive Through, Stand Alone; Public Facilities: Neighborhood Recycling Collection Point; Communications/Utilities: Electricity Relay Station; Retail: Satellite Dish Sales and Service (outdoor display).

2) The CB zoning district shall contain a Class A commercial office building with a minimum square footage of 70,000 Square Feet with a minimum building height of 2 stories.

3) The following uses shall be permitted uses within the R-MF-15 zoning district: Residential

Multifamily dwellings. The allowed residential uses must meet the requirements of Section 42 of the Internal Revenue Code or a substantially equivalent form of affordable rental housing. 100% of the dwelling units developed on the property must meet this requirement. Accordingly, rents shall be set at a price that on average is affordable to a household with an annual income that is no greater than 60% of the Area Median Income for the respectively-sized household in the Raleigh, NC MSA, as determined by the United States Department of Housing and Urban Development

4) The CB and R-MF-15 parcels will have both vehicular and pedestrian connectivity so that the two zoning parcels that make up this request will be interconnected and function as a horizontal mixed use development. Each parcel shall record an easement in a form approvable by the Town allowing cross access.

5) The CB zoned parcel shall provide a primary entrance driveway/street from Sportsmanship Way. To create a walkable street scape along this primary driveway/street, a minimum and maximum building setback will be established by the project master plan. To establish the intent of commercial building placement, no more than one bay of off-street parking spaces shall be constructed between the building and primary driveway/street. This is more particularly illustrated below:

Note: The above illustration is conceptual in nature and meant to illustrate desired building placement only. Final design will be determined at the time of development plan(s) submittal.

6) Off-street parking within the CB zoning district shall utilize shared parking. This shared parking shall be memorialized within a shared parking agreement. The property owners involved in the joint use of off-street parking areas shall submit a proposed agreement providing for the continued use, in form and content guaranteeing that said required off-street parking shall be maintained so long as the use requiring off-street parking is in existence or unless the required off-street parking is provided elsewhere in accordance with the provisions of this Section. Such instrument, when approved as conforming to the provisions of this section, shall be recorded by the property owner with the Wake County Register of Deeds and a copy thereof filed with the Department of Development Services.

7) The development shall construct and install a pedestrian crosswalk featuring a rapid beacon signals across Sportsmanship Way, such location shall be determined at the time of master plan submittal.

8) Developed open space areas within the proposed developments shall feature at least one of the following: hardscape areas; outdoor seating areas; public art; playground and pergolas/gazebos.

9) A minimum of one of the following types of Green Stormwater Infrastructure shall be used in connection with any development on the subject property: permeable pavement parking spaces or pervious pavers in pedestrian areas; or rainwater harvesting (cisterns); or bio-swales. Reclaimed water for commercial irrigation purposes whenever feasible shall be utilized.

10) Emphasis shall be placed on placemaking within the development. To ensure this occurs, the following landscaping practices shall be utilized:

a. The use of vertical landscaping or public art shall be utilized adjacent to a minimum of two (2) commercial outdoor seating or gathering areas;
b. To the greatest extent possible, street trees shall be installed in accordance with the Town of Holly Springs UDO requirements along the primary entrance driveway/street from Sportsmanship Way.
c. Within the CB zoning district, the use of planters shall be positioned as to energize and identify pedestrian entrances, such entrances shall be flanked by at least one planter. Planters shall have a minimum height 24" and a minimum width of 18".

DocuSign Envelope ID: F513D2C8-E523-4980-80CE-7A7EB8698BFA

Carbon Copy Events	Status	Timestamp
Not Offered via DocuSign		

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/30/2021 12:12:10 PM
Certified Delivered	Security Checked	8/6/2021 8:09:04 AM
Signing Complete	Security Checked	8/6/2021 8:09:26 AM
Completed	Security Checked	8/6/2021 8:09:30 AM

Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

Electronic Record and Signature Disclosure created on: 11/12/2020 9:42:07 PM
Parties agreed to: Natalie Britt, John Schifano, Brent Quick, Antwan Morrison, Randy Harrington, Linda McKinney, Elizabeth Goodson

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Town of Holly Springs (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosures in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Town of Holly Springs:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: jeff.wilson@hollyspringsnc.us

To advise Town of Holly Springs of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at jeff.wilson@hollyspringsnc.us and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Town of Holly Springs

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to jeff.wilson@hollyspringsnc.us and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Town of Holly Springs

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to jeff.wilson@hollyspringsnc.us and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. CONSTRUCTION DRAWING APPROVAL IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION. DEVELOPMENT FEES (ACREAGE, FEE IN LIEU OF ASSESSMENT AND INSPECTION FEES AND OTHERS AS REQUIRED MAY BE APPLICABLE) ARE DUE BEFORE CONSTRUCTION DRAWING APPROVAL.
3. THE PLAN IS SUBJECT TO REVISIONS DURING CONSTRUCTION DRAWING APPROVAL.
4. ALL JURISDICTIONAL STREAMS AND WETLANDS DELINEATED AND LOCATED BY MCADAMS CO.
5. BOUNDARY INFORMATION TAKEN FROM A SURVEY BY MCADAMS CO.
6. TOPOGRAPHIC DATA TAKEN FROM A SURVEY BY MCADAMS CO.
7. ALL LOTS ADJACENT TO COMMON OPEN SPACE AND SIDE FACADES THAT FACE RIGHTS-OF-WAYS WILL BE REQUIRED TO MEET THE SIDE AND REAR DESIGN FEATURES TABLE (TABLE 2.09 C-5 IN THE TOWN OF HOLLY SPRINGS UNIFIED DEVELOPMENT ORDINANCE. THIS TABLE IS ON THE COVER SHEET).
8. ALL INTERNAL STREETS MUST BE LIGHTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY. ALL ADJACENT ROADS WILL BE LIGHTED PRIOR TO STREET ACCEPTANCE FOR 1 YEAR WARRANTY.
9. ZONE 1 OF THE CAPE FEAR BUFFER MUST BE LEFT COMPLETELY UNDISTURBED.
10. NO FILL MATERIAL IS TO BE BROUGHT INTO ZONE 1 OF THE CAPE FEAR BUFFER.
11. NO STRUCTURES ARE ALLOWED WITHIN ANY OF THE CAPE FEAR BUFFER AREAS.
12. ALL PARKING LOT IMPROVEMENTS SHOWN ARE PRIVATE.
13. ALL RETAINING WALLS ARE DESIGNED BY OTHERS.
14. LOCATIONS OF STREET TREES AND STREET LIGHTING WILL BE FIELD COORDINATED BY THE DEVELOPER TO ELIMINATE CONFLICTS.
15. ALL BOARDWALKS ARE REQUIRED TO BE DESIGNED AND SEALED BY A P.E. PER THE TOWN OF HOLLY SPRINGS CONSTRUCTION DESIGN STANDARDS AND SPECIFICATION (PRIOR TO CD APPROVAL) AND WILL REQUIRE A PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT.
16. A PRE-CONSTRUCTION MEETING WITH THE TOWN CONSTRUCTION INSPECTOR AND ENVIRONMENTAL ENGINEER (TELEPHONE 919-557-3938) WILL BE REQUIRED BEFORE BEGINNING ANY CONSTRUCTION.
17. ROOT GUARD (DETAIL HS816) REQUIRED FOR ALL STREET TREES.

SITE NOTES

1. ALL LANDSCAPING HAS BEEN PROVIDED AS CONSISTENT WITH THE APPROVED DEVELOPMENT OPTIONS PLAN REQUIREMENTS. SEE THE LANDSCAPE PLAN FOR FURTHER INFORMATION.
2. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, VEGETATION, BERM, SIGN, PARKED VEHICLE OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO FEET AND EIGHT INCHES ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN SIGHT DISTANCE TRIANGLES.
3. WHERE A FEE IN LIEU IS REQUIRED, PAYMENT WILL BE MADE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS PARKS AND RECREATION LAND DEDICATION REQUIREMENTS.
4. ZONE CFB1 OF THE BUFFER MUST BE COMPLETELY UNDISTURBED, NO FILL MATERIAL IS TO BE BROUGHT INTO THE CFB1 BUFFERS, AND NO STRUCTURES ARE ALLOWED WITHIN THE BUFFER AREAS UNLESS SPECIFIC APPROVAL FOR IMPACTS IS OBTAINED FROM THE TOWN. GRADING AND OTHER LAND DISTURBING ACTIVITIES ARE ALLOWED IN CFB2, HOWEVER THESE ACTIVITIES MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO ROOTS OF REMAINING TREES, TO MAINTAIN THE FUNCTION OF THE BUFFER IN ACCORDANCE WITH STATE AND TOWN REGULATIONS.
5. ALL PARKING LOT STRIPING SHALL BE WHITE. ALL FIRE LANE STRIPING SHALL BE YELLOW.
6. ALL CURB AND GUTTER DIMENSIONS ON THESE PLANS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
7. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
8. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
9. CONTRACTOR SHALL NOTIFY "NC811" (811) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
11. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
12. TYPICAL PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CURRENT GEOTECHNICAL REPORT SHALL OVER-RIDE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL ENGINEER DEEMS A HEAVIER SECTION IS REQUIRED.
13. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.

TRIASSIC SOIL REGION NOTES

1. PRE-QUALIFIED GEO-TECHNICAL FIRM APPROVED BY THE TOWN MUST BE ON SITE FULL TIME WHILE THE UTILITIES AND ROADWAYS ARE BEING CONSTRUCTED.
2. DOCUMENTATION OF MOISTURE CONTENT, COMPACTION, DENSITY, GEOGRID DESIGN CRITERIA, ETC. MUST BE PROVIDED TO TOWN INSPECTOR.
3. ALL ROADWAYS WILL HAVE TO BE PROOF-ROLLED AT BOTH SUBGRADE AND STONE GRADE BY TOWN INSPECTOR AS WELL.
4. THE STANDARDS ROADWAY PAVEMENT SECTION WILL BE WOVEN GEO-FABRIC DESIGN CRITERIA HP 270 OR EQUAL ON ENTIRE ROAD (AND MUST BE APPROVED BY THE TOWN OF HOLLY SPRINGS), 7" ABC STONE, WITH ASPHALT COMPLETED IN STAGED CONSTRUCTION OF 2.5" I-19 ASPHALT AND 1.5" IN STAGE 1 AND 1.5" S9.5B FINAL OVERLAY. INITIAL ONE-YEAR WARRANTY WITH AN ADDITIONAL YEAR EXTENSION STARTING AFTER FINAL OVERLAY-SHALL BE REQUIRED FOR ROADWAYS. FOR THE EXTENDED WARRANTY PERIOD, IT WILL BE REQUIRED TO POST A BOND, LOC, OR CASH FOR 50% OF ACTUAL COST OF ROADWAY (STORM DRAINAGE, CURB & GUTTER, SIDEWALK AND PAVEMENT). THE PAVEMENT SECTION LIST ABOVE IS THE TOWN OF HOLLY SPRINGS MINIMUM STANDARDS FOR THE TRIASIC SOILS REGION. CONTRACTOR TO VERIFY PAVEMENT SECTIONS WITH THE GEOTECHNICAL REPORT. IF PAVEMENT SECTIONS IN THE GEOTECHNICAL REPORT DIFFER FROM THE TOWN OF HOLLY SPRINGS, CONTRACTOR TO USE THE GREATER SECTION OF THE TWO.
5. WHERE MANHOLES ARE LOCATED IN STREETS IT WILL BE REQUIRED TO HAVE SUITABLE OFF-SITE STRUCTURAL MATERIAL OR ABC STONE TO BACKFILL AROUND EXCAVATION OF MANHOLES UP TO SUBGRADE.
6. AN ADDITIONAL FOOT OF STONE WILL BE REQUIRED 10' EITHER SIDE OF MANHOLE FOR ENTIRE WIDTH OF ROADWAY.

RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS WILL REQUIRE CONSTRUCTION DRAWING APPROVAL AND A BUILDING PERMIT FROM THE CODE ENFORCEMENT DEPARTMENT (TOWN OF HOLLY SPRINGS) TO ENSURE NO UTILITIES CONFLICT WITH THE STRUCTURAL REINFORCEMENT OF THE WALLS (TIE BACK SYSTEMS ARE NOT ALLOWED TO ENCROACH INTO EASEMENTS AND/OR R/W'S).
4. AT ALL AREAS WHERE THE RETAINING WALLS ARE BEING CONSTRUCTED THE REINFORCING NEEDED FOR TIE-BACKS CANNOT BE LOCATED WITHIN 5 FEET OF PROPOSED UTILITY LINES.
5. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
6. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
7. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY RAIL OR FENCE (DESIGN BY OTHERS).
8. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
9. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENTS.
10. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

GRADING NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
3. SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. GRADING IN AREAS DESIGNATED AS "ACCESSIBLE" SHALL COMPLY WITH ALL FEDERAL AND LOCAL ACCESSIBILITY RULES AND GUIDELINES. EVEN THOUGH PLANS MAY NOT SHOW ALL SPOT ELEVATIONS IN THESE REGIONS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE AREAS ARE GRADED TO AMERICAN DISABILITY ACT (ADA) COMPLIANT SPECIFICATIONS AND NC BUILDING CODE.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AREAS WHERE SPILL CURB IS NECESSARY TO CONVEY RUNOFF TO THE NEAREST CATCH BASIN OR DROP INLET. THE OWNER AND/OR ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR CURBING INSTALLED THAT DOES NOT DRAIN PROPERLY.
6. ALL PROPOSED INLETS, CATCH BASINS, AND DROP INLETS SHALL BE PROTECTED BY EROSION CONTROL MEASURES AS SHOWN AND SPECIFIED ON THE EROSION CONTROL PLAN. APPROVED EROSION CONTROL PLAN MUST REMAIN ON-SITE AT ALL TIMES DURING CONSTRUCTION.
7. THE CURB INLETS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
8. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. THE CONTRACTOR SHALL FIELD VERIFY GRADES SURROUNDING ALL BUILDINGS PRIOR TO GRADING ACTIVITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
9. IF DEPARTURES FROM THE SPECIFICATIONS OR DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREFORE SHALL BE SUBMITTED TO THE OWNER/ENGINEER FOR REVIEW. NO DEPARTURES FROM CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER/ENGINEER.
10. ALL REQUIRED PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
11. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
12. ALL PROPOSED GRADING IS TO BE COMPLETED AT A SLOPE OF 3:1 OR FLATTER.

UTILITY NOTES

1. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
2. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT-OF-WAYS TO BE OWNED, OPERATED AND MAINTAINED BY THE TOWN OF HOLLY SPRINGS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARDS AND SPECIFICATIONS.
4. ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. ACTUAL LOCATION AND DEPTH SHALL BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
5. BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS WITHIN ANY TOWN OR N.C.D.O.T. STREET OR HIGHWAY RIGHT-OF-WAY THE FOLLOWING PROCEDURES SHOULD BE UNDERTAKEN; TOWN RIGHT-OF-WAY: CONTACT LOCAL AUTHORITIES' ENGINEERING DEPT. FOR INFORMATION ON DETOURS, OPEN CUTTING OF STREETS OR FOR ANY CONSTRUCTION WITHIN RIGHT-OF-WAY. N.C.D.O.T. RIGHT-OF-WAY: CONTACT PROJECT ENGINEERS AND OBTAIN ALL PERMITS AND ENCROACHMENTS (KEEP COPIES ON CONSTRUCTION SITE, ALSO CONTACT N.C.D.O.T. DISTRICT OFFICE 24 HOURS IN ADVANCE BEFORE PLACING CURB AND GUTTER).
6. ALL PROPOSED ELECTRIC, PHONE AND CABLE SERVICES SHALL BE UNDERGROUND AND ARE NOT A PART OF THESE PLANS.
7. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF ALL EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY, AGENCY, OR COMPANY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
9. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE WITH THE TOWN PUBLIC WORKS DEPARTMENT AND INSTALL ALL METERS, APPURTENANCES AND SERVICE LINES AS SHOWN ON THE PLAN PER STANDARDS AND SPECIFICATIONS. NOT ALL SUCH APPURTENANCES ARE SHOWN AS ARE REQUIRED TO PROPERLY INSTALL UTILITIES IN THE FIELD. CHANGES NECESSARY TO INSTALL DEVICES SHALL BE APPROVED BY ENGINEER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. IF NOTIFICATION IS NOT PROVIDED IN ADVANCE, CONTRACTOR MAY NOT RECEIVE REIMBURSEMENT FOR CHANGES/MODIFICATIONS.
10. ANY ON-SITE IRRIGATION SYSTEMS SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL PROVIDE DETAILED PLANS TO ENGINEER OR OWNER'S REPRESENTATIVE.
11. ALL APPURTENANCES INSTALLED SHALL BE LEAD FREE PER CURRENT EPA LAW. THIS INCLUDES ALL BACKFLOW PREVENTERS.
12. ALL NEW UTILITY (POWER, CABLE, ETC.) LINES MUST BE UNDERGROUND.

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN ARE TO BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.

WATER NOTES

1. A PUBLIC WATER EXTENSION PERMIT WILL BE REQUIRED FROM NCDEQ PRIOR TO ANY OFF-SITE WATER LINE INSTALLATION.
2. WATER MAINS TO BE INSTALLED AT A DEPTH WITH A MINIMUM COVER OF 48 INCHES FROM EXISTING GRADE (36" FROM TOP OF PIPE TO FINISHED ROAD SUBGRADE IF UNDER PAVEMENT), WITH 18 INCHES VERTICAL CLEARANCE MINIMUM FROM OTHER UNDERGROUND UTILITIES AND 10 FEET HORIZONTAL CLEARANCE FROM ALL OTHER UTILITIES.
3. PRESSURE REDUCING VALVES SHALL BE PROVIDED FOR SERVICES IF PRESSURE IS IN EXCESS OF 80 PSI.
4. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE IN ACCORDANCE WITH AWWA C150 OR C151 FOR A LAYING CONDITION TYPE 2.
5. PIPE JOINTS SHALL BE OF THE PUSH-ON TYPE AS PER AWWA C111.
6. TEST PORTS SHALL BE INCLUDED ON ALL WATER METERS 2" AND LARGER.
7. ALL DOMESTIC WATER SERVICE LINES SHALL BE TYPE K SOFT COPPER IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS CONSTRUCTION STANDARDS.
8. HYDRANTS SHALL CONFORM TO AWWA C502 WITH A MINIMUM VALVE OPENING OF 4.5-INCHES. ALL HYDRANTS SHALL INCLUDE A 5-INCH STORZ/QUICK CONNECT COUPLING ON THE STEAMER OUTLET WITH A CHAINED CAP.
9. BLOWOFF ASSEMBLIES SHALL BE A MINIMUM OF 2-INCHES AND INSTALLED AT THE END OF ALL DEAD END WATERLINES.
10. COMBINATION AIR RELEASE VALVES SHALL BE INSTALLED AT HIGH POINTS OF WATERLINES 12-INCHES IN DIAMETER OR LARGER.
11. NEW AIR RELEASE VALVES SHALL BE INSTALLED IN PRECAST CONCRETE MANHOLES.
12. ALL GATE VALVES GREATER THAN 2-INCHES SHALL MEET ALL REQUIREMENTS OF AWWA C500 FOR A WORKING PRESSURE OF 150 PSI.
13. BUTTERFLY VALVES SHALL BE INSTALLED ON WATERLINES 16-INCHES IN DIAMETER OR GREATER. ALL SHALL MEET THE REQUIREMENTS OF AWWA C504.
14. PIPE FITTINGS SHALL BE COMPACT FITTINGS IN ACCORDANCE WITH AWWA C153.
15. CORPORATION STOPS SHALL BE BRASS, COMPLETE WITH A FLARED COUPLING AND AWWA STANDARD THREADS AS PER AWWA C800. TAPS SHALL BE LOCATED AT 10 OR 2 O'CLOCK ON THE CIRCUMFERENCE OF THE PIPE. SERVICE TAPS SHALL BE STAGGERED ALTERNATING FROM ONE SIDE OF THE WATER MAIN TO THE OTHER, AND AT LEAST 12 INCHES APART. THE TAPS MUST BE A MINIMUM OF 24 INCHES APART IF THEY ARE ON THE SAME SIDE OF THE PIPE.
16. ALL WATER LINE CONSTRUCTION WITHIN CASS HOLT ROAD RIGHT-OF-WAY SHALL BE COORDINATED AND SEQUENCED WITH CASS HOLT ROAD CONSTRUCTION PLANS AND FIELD CONSTRUCTION.

SANITARY SEWER NOTES

1. A PUBLIC SANITARY SEWER EXTENSION PERMIT WILL BE REQUIRED FROM NCDEQ PRIOR TO SEWER PIPE INSTALLATION.
2. THE MINIMUM SIZE OF PUBLIC GRAVITY SANITARY SEWER MAINS SHALL BE 8-INCHES.
3. THE CONSTRUCTION OF ALL SANITARY SEWER LINES WHICH WILL BE MAINTAINED BY THE TOWN MUST BE PERFORMED BY A CONTRACTOR LICENSED IN NORTH CAROLINA.
4. SEWER MAINS FROM 14 TO 20 FEET DEEP SHALL REQUIRE SPECIAL BEDDING IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS STANDARD DETAILS.
5. SEWERS OVER 20 FEET DEEP SHALL REQUIRE DUCTILE IRON FOR THE ENTIRE RUN BETWEEN MANHOLES.
6. TRANSITIONS OF PIPE MATERIAL SHALL OCCUR ONLY AT MANHOLES.
7. SEWER LINE EASEMENTS SHALL BE COMPLETELY CLEARED OF ALL VEGETATION, GRADED SMOOTH, FREE FROM ROCKS, BOULDERS, ROOTS, STUMPS, AND OTHER DEBRIS, FREE FROM PONDED WATER, AND SEEDED AND MULCHED UPON THE COMPLETION OF CONSTRUCTION.
8. ALL MANHOLE CONE SECTIONS SHALL BE THE ECCENTRIC TYPE MEETING THE REQUIREMENTS OF ASTM C478.
9. MANHOLES FOR SEWERS UNDER 21 INCHES IN DIAMETER SHALL BE A MINIMUM OF 4 FEET IN DIAMETER. MANHOLES FOR SEWERS 21 INCHES IN DIAMETER OR GREATER SHALL BE 5 FEET IN DIAMETER. MANHOLES REQUIRING INSIDE DROPS SHALL BE A MINIMUM OF 5 FEET IN DIAMETER. WHEN 2 OR MORE INSIDE DROPS OCCUR AT ONE MANHOLE, A MINIMUM 6-FOOT DIAMETER MANHOLE SHALL BE USED. ALL MANHOLES THAT ARE OVER 20 FEET DEEP SHALL BE 5 FEET IN DIAMETER.
10. INSIDE DROPS SHALL BE USED WHEN FREE DROPS EXCEED 12 INCHES. FOR INSIDE DROP MANHOLES, THE ENTIRE UPSTREAM LEG OF SEWER MUST BE DUCTILE IRON. FOR INSIDE DROP MANHOLES, SEE THE TOWN OF HOLLY SPRINGS STANDARD DETAILS. OUTSIDE DROPS SHALL NOT BE PERMITTED EXCEPT WHEN NECESSARY TO CONNECT TO EXISTING MANHOLES.
11. MANHOLES NOT LOCATED IN ROADWAYS SHALL HAVE A TOP ELEVATION A MINIMUM OF 12 INCHES ABOVE FINISHED GRADE. MANHOLES LOCATED ALONG OUTFALLS SHALL HAVE A TOP ELEVATION A MINIMUM OF 24 INCHES ABOVE FINISHED GRADE OR 100 YEAR FLOOD PLAIN, OR 12 INCHES ABOVE 500 YEAR FLOOD PLAIN, WHICHEVER IS HIGHER.
12. BACKWATER VALVES SHALL BE PROVIDED FOR ALL UNITS WITH FINAL FLOOR ELEVATIONS OF BUILDINGS LESS THAN 1'-0" ABOVE UPSTREAM MANHOLE.
13. MINIMUM COVER OF 4.5 FEET FROM THE TOP OF PIPE TO FINISHED SUBGRADE WHEN UNDER A ROADWAY AND 4.5 FEET FROM TOP OF PIPE TO FINISHED GRADE IN ALL OTHER AREAS. WHERE THESE STANDARDS CANNOT BE MET DUCTILE IRON PIPE SHALL BE INSTALLED.
14. MINIMUM SLOPE FOR 4 INCH & 6 INCH SANITARY SEWER COLLECTION LINES SHALL BE NO LESS THAN 1.0% WITH CLEANOUTS EVERY 75 LINEAL FEET FOR 4-INCH LINES AND EVERY 100 LINEAL FEET FOR 6-INCH LINES.
15. ALL SANITARY SEWER MAINS SHALL BE PVC SDR-35 EXCEPT WHERE CONDITIONS WARRANT DUCTILE IRON PIPE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS ENGINEERING DESIGN AND CONSTRUCTION STANDARDS.

DEMOLITION NOTES

1. ALL VISIBLE EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ACTUAL LOCATION AND DEPTH TO BE CONFIRMED BY CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
3. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
4. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.
5. ALL MATERIAL DEMOLISHED ON THIS SITE MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A PERMITTED LOCATION.
6. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND CONDUIT AND PROTECT ACCORDINGLY.

EASEMENTS

1. WATER AND SANITARY SEWER MAINS SHALL BE LOCATED IN A 20' WIDE PUBLIC UTILITY EASEMENT UNLESS NOTED OTHERWISE. IN THE CASE OF UTILITIES EXTENDING ADJACENT TO EACH OTHER THE EASEMENT MAY BE A VARIABLE WIDTH EASEMENT BUT NO LESS THAN 10' FROM EACH UTILITY LINE. WATER SERVICES UP TO THE METER AND FIRE HYDRANT ASSEMBLIES SHALL BE LOCATED IN A 10' WIDE PUBLIC UTILITY EASEMENT. SEE UTILITY PLANS FOR LOCATIONS OF EASEMENTS.
2. ANY STORM DRAINAGE PIPE EXTENDING FROM A PUBLIC RIGHT-OF-WAY INTO THE SITE SHALL BE LOCATED IN A 20' PUBLIC STORM DRAINAGE EASEMENT.

EROSION CONTROL NOTES

1. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE TOWN OF HOLLY SPRINGS SOIL EROSION AND SEDIMENTATION CONTROL STANDARDS AND SPECIFICATIONS.
2. GRADING AND EROSION CONTROL METHODS SHALL ADHERE TO THE NORTH CAROLINA DEPARTMENT OF NATURAL RESOURCES DIVISION OF WATER QUALITY (DWQ) STANDARDS AND SPECIFICATIONS. WHERE DIFFERENT FROM TOWN OF HOLLY SPRINGS STANDARDS, THE MORE STRINGENT METHOD SHALL BE APPLIED.
3. FAILURE TO FOLLOW THE APPROVED PLAN SEQUENCE AND DETAILS COULD SUBJECT THE CONTRACTOR TO FINES AND PENALTIES ISSUED BY EITHER THE TOWN OF HOLLY SPRINGS EROSION CONTROL DEPARTMENT OR THE DWQ.
4. CONTRACTOR SHALL SEED AND STABILIZE ALL STE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°44'35" E	46.66'
L2	S 11°07'29" W	48.02'
L3	N 11°05'28" E	6.07'
L4	S 71°55'55" W	4.56'
L5	N 87°14'27" W	24.92'
L6	S 68°26'52" W	29.33'
L7	S 60°40'32" W	32.78'
L8	S 46°30'42" W	21.40'
L9	S 01°51'53" W	23.35'
L10	S 65°29'53" W	29.39'
L11	S 46°11'58" W	13.45'
L12	S 20°42'09" W	31.56'
L13	S 31°24'27" W	16.96'
L14	S 41°30'39" W	33.53'
L15	S 78°26'14" W	17.44'
L16	N 63°00'38" W	30.70'
L17	N 58°26'59" W	18.73'
L18	N 80°49'51" W	25.03'
L19	N 64°44'49" W	22.24'
L20	S 71°28'56" W	20.34'
L21	S 50°12'53" W	15.36'
L22	S 52°44'34" W	41.72'
L23	S 24°51'08" W	11.95'
L24	S 60°23'33" W	24.69'
L25	N 40°39'32" W	14.36'
L26	N 34°58'59" E	13.67'
L27	N 83°25'27" W	18.50'
L28	N 71°17'44" W	17.51'
L29	S 61°27'00" W	23.23'
L30	S 40°15'20" W	11.99'
L31	N 69°22'16" W	14.53'
L32	S 50°20'24" W	21.81'
L33	N 64°29'08" W	10.07'
L34	N 31°07'13" W	10.67'
L35	N 01°55'12" E	14.92'
L36	N 82°09'49" W	30.17'
L37	S 33°31'57" W	21.05'
L38	S 41°50'56" W	28.77'
L39	S 34°33'30" W	17.50'
L40	N 85°47'03" W	24.11'
L41	S 79°49'18" W	25.38'
L42	S 44°00'11" W	15.88'
L43	N 82°28'05" W	21.38'
L44	N 54°57'20" W	5.87'
L45	S 79°59'16" W	11.39'
L46	S 78°24'16" W	17.23'
L47	N 32°17'36" W	15.67'
L48	N 00°15'28" E	9.29'
L49	N 47°50'03" W	5.59'
L50	S 31°01'48" W	8.18'
L51	S 78°10'20" W	36.29'
L52	N 75°58'19" W	13.54'
L53	N 64°05'13" W	23.59'
L54	S 57°43'31" W	28.73'
L55	S 88°43'13" W	28.05'
L56	N 61°24'41" W	10.17'
L57	N 40°15'09" W	14.21'
L58	N 22°42'15" W	13.48'
L59	N 47°42'21" W	23.45'
L60	N 67°20'50" W	9.68'
L61	N 04°07'23" W	12.04'
L62	N 79°07'41" E	5.47'
L63	S 79°41'11" E	10.74'
L64	S 50°58'56" E	12.86'
L65	N 74°11'31" E	18.18'
L66	N 11°54'30" W	15.35'
L67	N 04°08'11" W	7.06'
L68	N 25°24'17" E	7.49'
L69	N 24°56'46" W	4.81'
L70	N 65°35'44" W	12.91'
L71	N 77°16'57" W	9.93'
L72	N 76°31'14" W	7.59'
L73	N 21°31'59" W	13.85'
L74	N 64°36'50" W	18.07'
L75	N 01°19'28" E	15.24'
L76	N 25°03'49" E	13.65'
L77	N 26°10'46" W	5.04'
L78	N 44°55'33" W	8.69'
L79	S 47°46'02" W	9.13'
L80	S 80°30'23" W	9.55'
L81	N 56°19'14" W	20.11'
L82	N 59°44'19" W	2.87'
L83	S 79°00'05" W	6.72'
L84	S 17°59'28" W	13.42'
L85	S 60°34'39" W	8.87'
L86	N 89°20'50" W	20.49'
L87	N 70°01'15" W	5.27'
L88	S 67°34'35" W	20.90'
L89	N 89°40'12" W	19.09'
L90	S 04°03'27" E	22.91'
L91	S 49°11'05" W	27.15'
L92	S 86°35'42" W	14.39'
L93	N 74°24'52" W	14.74'
L94	N 48°11'01" W	21.73'
L95	N 03°39'34" E	14.82'

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- EXISTING CONCRETE MONUMENT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- BICYCLE RACK
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- TRANSFORMER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- SD — STORM DRAIN PIPE
- OU — OVERHEAD UTILITY LINES
- W — WATER LINE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- UT — UNDERGROUND TELEPHONE
- X — X — FENCE LINE
- TREE LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE

TREE LEGEND

- (8) CM — CRAPE MYRTLE
- (3) O — OAK
- (3) E — ELM
- (4) G — GUM
- (5) DG — DOGWOOD

DOUBLE AND TRIPLE TRUNKS

- 2@0-0 — DOUBLE OAK
- 2@T-0 — TRIPLE OAK
- CALIPER INCH SIZE OF TREE
- TYPE OF TREE
- D FOR DOUBLE, T FOR TRIPLE

STORM DRAIN INVERTS
SD1 18"RCP
INV OUT(W)=336.25'

SD2 TOP=351.08'
INV IN(N)=337.60' 18"RCP
INV OUT(W)=337.58' 18"RCP

SD3 18"FES
INV IN(N)=337.68'

SD4 30"FES
INV IN(NE)=337.50'

SD5 TOP=347.90'
INV IN(NE)=376.32' 30"RCP
INV IN(E)=344.40' 18"RCP
INV OUT(S)=336.29' 30"RCP

SD6 TOP=350.92'
INV OUT(W)=346.32' 18"RCP

SD7 TOP=341.61'
INV IN(N)=334.59' 30"RCP
INV IN(E)=335.30' 36"RCP

INV IN(S)=334.96' 30"RCP
INV OUT(W)=334.27' 36"RCP

SD8 36"FES
INV IN(E)=334.96'

SD9 TOP=341.12'
INV IN(E)=332.86' 36"RCP
INV OUT(W)=332.78' 36"RCP

SD10 36"FES
INV OUT(W)=332.74'

SD11 TOP=341.50'
INV IN(S)=335.38' 30"RCP
INV OUT(N)=335.31' 30"RCP

SD12 TOP=343.01'
INV IN(S)=337.71' 24"RCP
INV OUT(N)=336.81' 30"RCP

SD13 TOP=343.61'
INV IN(SE)=338.58' 24"RCP
INV OUT(N)=338.41' 24"RCP

SD14 TOP=345.51'
INV IN(E)=340.11' 18"RCP
INV IN(S)=340.26' 24"RCP
INV OUT(NW)=339.48' 24"RCP

SD15 TOP=350.39'
INV OUT(W)=345.76' 18"RCP

SD16 TOP=345.48'
INV IN(S)=340.35' 24"RCP
INV OUT(N)=340.32' 24"RCP

SD17 TOP=344.50'
INV IN(S)=340.98' 18"RCP
INV OUT(N)=340.83' 24"RCP

SD18 TOP=349.76'
INV OUT(N)=344.17' 18"RCP

SD19 TOP=345.39'
INV OUT(NW)=340.11' 18"RCP

SD20 TOP=342.18'
INV IN(SE)=337.13' 18"RCP
INV IN(W)=336.47' 24"RCP

INV OUT(N)=334.47' 24"RCP

SD21 TOP=342.02'
INV IN(S)=336.55' 24"RCP
INV OUT(E)=336.51' 24"RCP

SD22 TOP=344.38'
INV IN(S)=339.54' 24"RCP
INV OUT(N)=339.36' 24"RCP

SD23 TOP=336.55'
INV IN(E)=329.90' 24"RCP
INV IN(W)=326.78' 36"RCP
INV OUT(NE)=326.68' 36"RCP

SD24 36"FES
INV OUT(NE)=326.44'

SD25 TOP=334.10'
INV IN(S)=328.39' 30"RCP
INV OUT(E)=327.70' 36"RCP

SD26 TOP=334.18'
INV OUT(W)=329.19' 15"RCP

SD27 TOP=334.18'
INV IN(E)=329.02' 15"RCP
INV IN(S)=328.98' 30"RCP
INV OUT(N)=328.82' 30"RCP

SD28 TOP=336.19'
INV IN(W)=329.64' 24"RCP
INV OUT(N)=329.28' 30"RCP

SD29 TOP=336.05'
INV IN(W)=330.08' 24"RCP
INV OUT(E)=329.92' 24"RCP

SD30 TOP=335.93'
INV IN(W)=331.18' 18"RCP
INV OUT(E)=330.73' 24"RCP

SD31 TOP=329.04'
INV IN(E)=322.87' 24"RCP
INV IN(W)=322.20' 30"RCP
INV OUT(N)=321.71' 30"RCP

SD32 TOP=328.86'
INV IN(S)=321.45' 30"RCP
INV IN(W)=323.59' 15"RCP

INV OUT(N)=321.43' 36"RCP

SD33 TOP=328.99'
INV OUT(E)=324.12' 15"RCP

SD34 TOP=328.77'
INV IN(S)=320.93' 36"RCP
INV OUT(W)=320.52' 36"RCP

SD35 TOP=328.70'
INV IN(E)=320.50' 36"RCP
INV OUT(NW)=320.05' 36"RCP

SD36 36"FES
INV OUT(NW)=317.88'

SD37 TOP=330.99'
INV OUT(S)=326.96' 15"RCP

SD38 TOP=331.58'
INV IN(N)=326.38' 15"RCP
INV IN(E)=326.08' 24"RCP
INV OUT(W)=326.00' 24"RCP

SD39 30"FES

INV OUT(NW)=313.41'

SD40 60"RCP
INV IN(NW)=308.30'

SD41 TOP=316.40'
INV OUT(N)=313.62' 24"RCP

SD42 TOP=319.40'
INV IN(S)=313.35' 24"RCP
INV IN(N)=313.35' 24"RCP
INV OUT(W)=312.84' 24"RCP

SD43 TOP=320.63'
INV OUT(S)=313.71' 24"RCP

SD44 24"RCP
INV IN(SW)=323.11'

SD45 15"RCP
INV OUT(S)=332.63'

SD46 TOP=336.11'
INV OUT(S)=333.04' 15"RCP

SD47 24"RCP

INV IN(N)=329.23'

SD48 24"RCP
INV OUT(S)=329.14'

SD49 24"FES
INV OUT(N)=324.83'

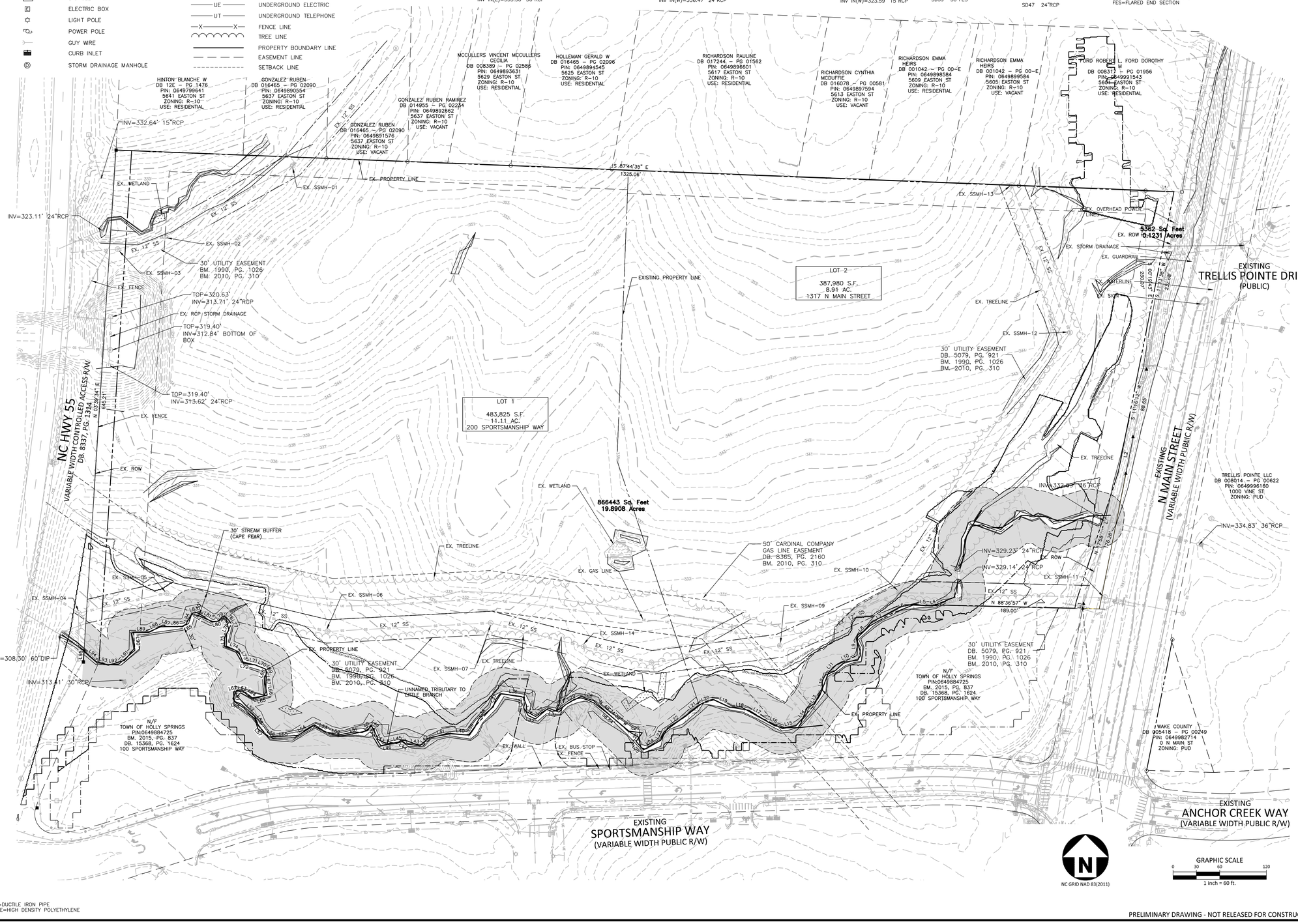
SD50 TOP=328.81'
INV IN(S)=325.15' 24"RCP
INV OUT(N)=325.13' 24"

SD51 TOP=335.78'
INV IN(E)=331.03' 24"RCP
INV OUT(N)=325.75' 24"RCP

SD52 60"RCP
INV OUT(NW)=304.67'

SD53 30"RCP
INV OUT TO POND

RCP=REINFORCED CONCRETE PIPE
CMP=CORRUGATED METAL PIPE
FES=FLARED END SECTION



SANITARY SEWER INVERTS
SS1 TOP=341.52'
INV IN(NE)=334.22' 12"HDPE
INV OUT(SW)=334.09' 12"HDPE

SS2 TOP=333.64'
INV IN(NE)=326.88' 12"HDPE
INV OUT(SW)=326.79' 12"HDPE

SS3 TOP=331.70'
INV IN(NE)=323.14' 12"HDPE
INV OUT(W)=321.80' 12"HDPE

SS4 TOP=319.14'
INV IN(S)=305.12' 12"HDPE
INV IN(NE)=305.90' 12"HDPE
INV OUT(N)=304.88' 12"HDPE

SS5 TOP=319.38'
INV IN(SE)=311.23' 12"HDPE
INV OUT(SW)=311.10' 12"HDPE

SS6 TOP=324.57'
INV IN(E)=316.57' 12"HDPE
INV OUT(NW)=316.48' 12"HDPE

SS7 TOP=331.55'
INV IN(SE)=319.37' 12"HDPE
INV OUT(W)=319.27' 12"HDPE

SS8 TOP=327.64'
INV IN(E)=321.52' 12"HDPE
INV OUT(NW)=321.41' 12"HDPE

SS9 TOP=329.92'
INV IN(NE)=322.12' 12"HDPE
INV OUT(W)=322.09' 12"HDPE

SS10 TOP=332.61'
INV IN(E)=325.60' 12"HDPE
INV IN(N)=325.48' 12"HDPE
INV OUT(SW)=324.83' 12"HDPE

SS11 TOP=340.68'
INV IN(S)=329.50' 8"DIP
INV IN(E)=330.29' 8"DIP
INV OUT(W)=329.42' 12"HDPE

SS12 TOP=339.08'
INV IN=332.93' 12"HDPE
INV OUT=332.80' 12"HDPE

SS13 TOP=353.11'
INV IN=339.68' 12"HDPE
INV OUT=339.57' 12"HDPE

SS14 TOP=329.60'
INV IN(SE)=319.91' 12"HDPE
INV OUT(NW)=319.80' 12"HDPE

SD15 TOP=342.09'
INV IN(N)=331.58' 8"DIP
INV OUT(W)=331.52' 8"DIP

SD16 TOP=343.39'
INV IN(S)=330.56' 8"DIP
INV OUT(N)=330.53' 8"DIP

SD17 TOP=363.59'
INV IN(S)=355.16' 8"DIP
INV OUT(N)=355.13' 8"DIP

SS18 TOP=319.15'
INV IN(S)=305.60' 10"HDPE
INV OUT(N)=305.65' 12"HDPE

SS19 TOP=323.44'
INV IN(S)=307.46' 10"HDPE
INV OUT(N)=307.54' 10"HDPE

SS20 TOP=330.02'
INV IN(E)=311.77' 8"HDPE
INV OUT(N)=311.68' 10"HDPE

DIP=DUCTILE IRON PIPE
HDPE=HIGH DENSITY POLYETHYLENE

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawings\Development Plan Amendment\CAP22003-XC1.dwg, 5/22/2025 11:54:54 AM, Adam Pike

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

1317 N MAIN COMMERCIAL TRACT DEVELOPMENT PLAN

DEVELOPMENT PLANS - AMENDMENT #2

1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 036231 ENGINEER ADAM C. PIKE — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

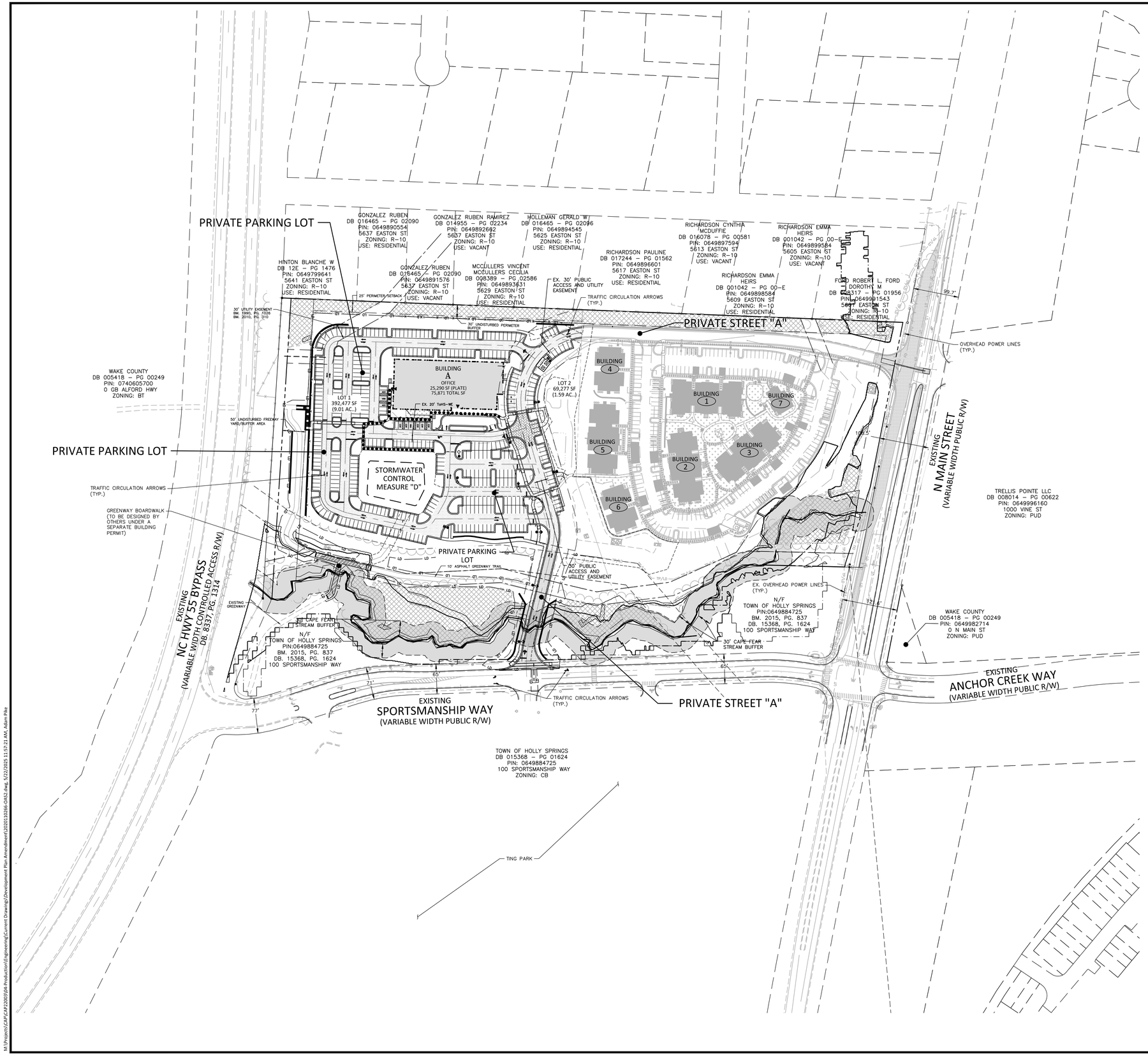
PLAN INFORMATION

PROJECT NO.	CAP-22003
FILENAME	SNP20000-AT1
CHECKED BY	ACP / MDS
DRAWN BY	CAW
SCALE	1"=60'
DATE	03.07.25

SHEET

OVERALL EXISTING CONDITIONS

C1.00



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT–OF–WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- TREE CONSERVATION AREA
- STREAM BUFFER
- ADA ACCESSIBLE EXTERIOR BUILDING ENTRANCE

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- PIV — POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW–OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN–OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM — FM — SEWER FORCE MAIN
- G — G — G — G — GAS LINE
- OU — OU — OVERHEAD UTILITY
- UE — UE — UNDERGROUND ELECTRIC
- T — T — T — T — TELEPHONE
- EASEMENT LINE

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

N

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

1317 N MAIN COMMERCIAL TRACT DEVELPMENT PLAN

DEVELOPMENT PLANS - AMENDMENT #2

1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 036231 ENGINEER ADAM C. PIKE — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

PLAN INFORMATION

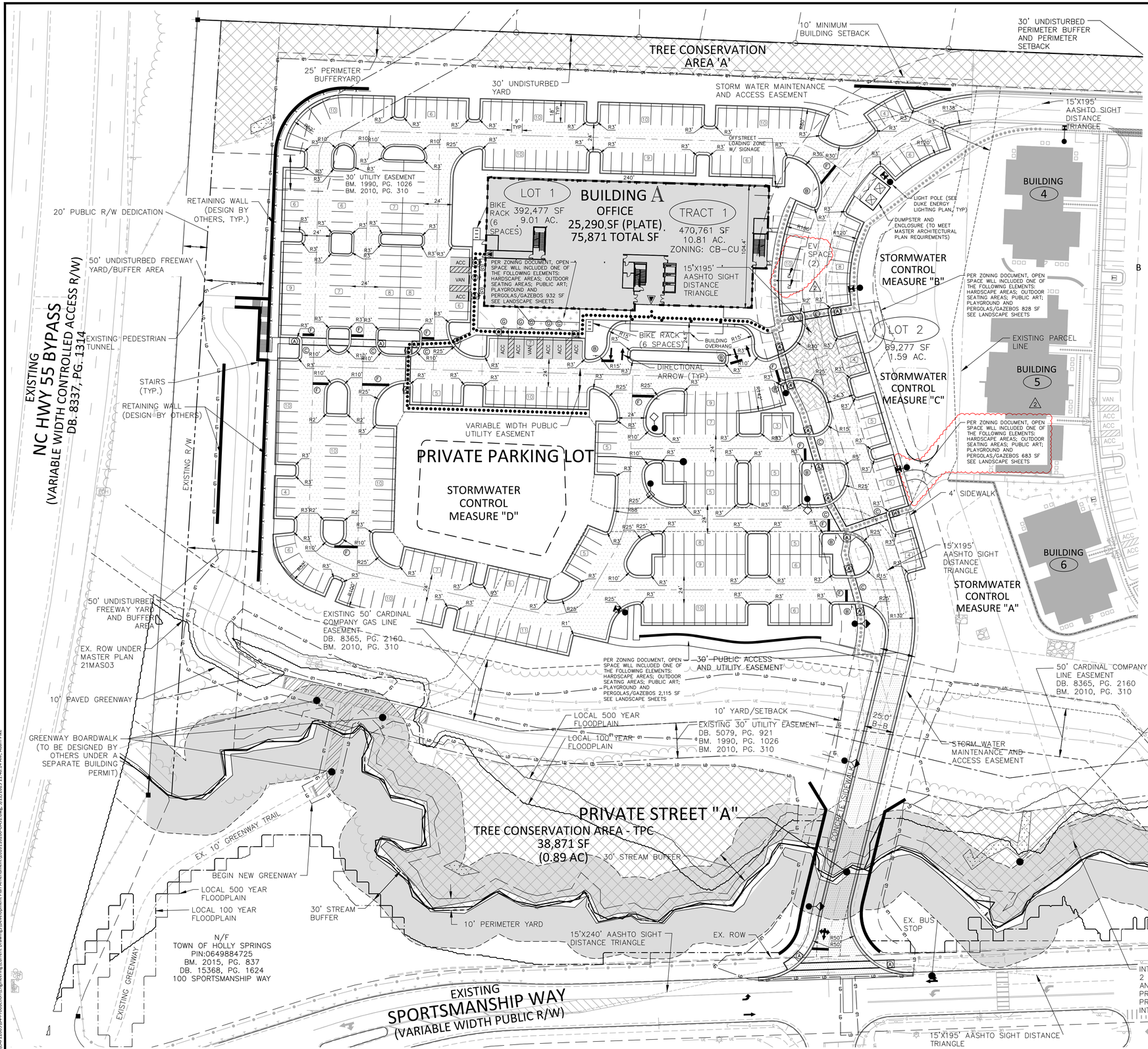
PROJECT NO.	CAP-22003
FILENAME	2020110266-OAS2
CHECKED BY	ACP / MDS
DRAWN BY	HWM
SCALE	1"=100'
DATE	03.07.25

SHEET

OVERALL SITE PLAN

C2.00

M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawings\Development Plan Amendment\2020110266-OAS2.dwg, 5/22/2025 11:57:21 AM, Adam Pike



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- TREE CONSERVATION AREA
- STREAM BUFFER
- ADA ACCESSIBLE EXTERIOR BUILDING ENTRANCE

KEY LEGEND

- (A) CURB RAMP
- (B) STOP SIGN
- (C) 6" STANDARD CROSSWALK
- (D) 10" DECORATIVE CROSSWALK
- (E) 6" DECORATIVE CROSSWALK
- (F) 24" STOP BAR
- (G) ACCESSIBLE PARKING SIGNAGE

* = ALL STANDARD TRAFFIC CONTROL AND STREET NAME SIGN AND POSTS SHALL MEET TOWN STANDARDS. SEE DTAIL HS360 FOR MORE INFORMATION ON C8.00

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

N

SITE NOTES:

1. TRAFFIC CONTROL BOLLARDS AND SIGN POLE BOLLARDS SHALL BE BLACK OR PAINTED TO MATCH THE PRIMARY COLOR SCHEME OF THE FACADE.

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

1317 N MAIN COMMERCIAL TRACT DEVELPMENT PLAN

DEVELOPMENT PLANS - AMENDMENT #2

1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036231 ADAM C. PIKE — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	CAP-22003
FILENAME	2020110266-OAS1
CHECKED BY	ACP / MDS
DRAWN BY	CAW
SCALE	1"=40'
DATE	03.07.25

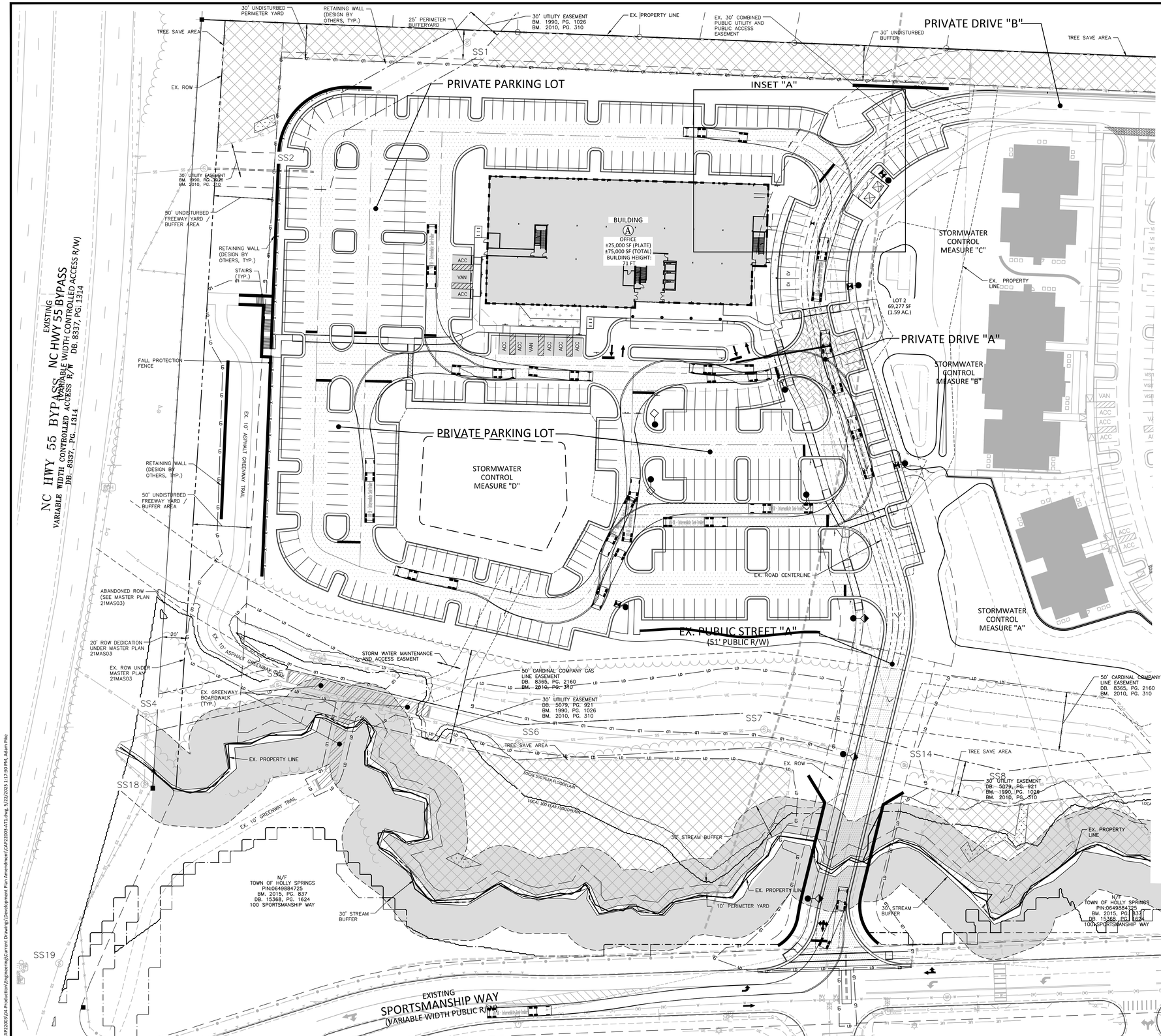
SHEET

SITE PLAN

C2.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawings\Development Plan Amendment\2020110266-OAS1.dwg, 5/22/2025 11:48:14 AM, Adam Pike



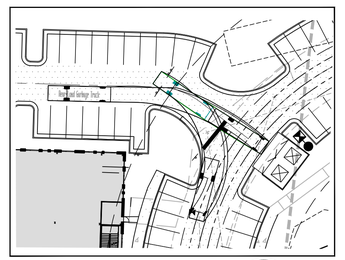
SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- TREE CONSERVATION AREA
- STREAM BUFFER
- ADA ACCESSIBLE EXTERIOR BUILDING ENTRANCE

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

N

INSET "A"
GARBAGE TRUCK TURN TEMPLATE



GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

N

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

1317 N MAIN COMMERCIAL TRACT DEVELPMENT PLAN

DEVELOPMENT PLANS - AMENDMENT #2

1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036231 ADAM C. PIKE — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

PLAN INFORMATION

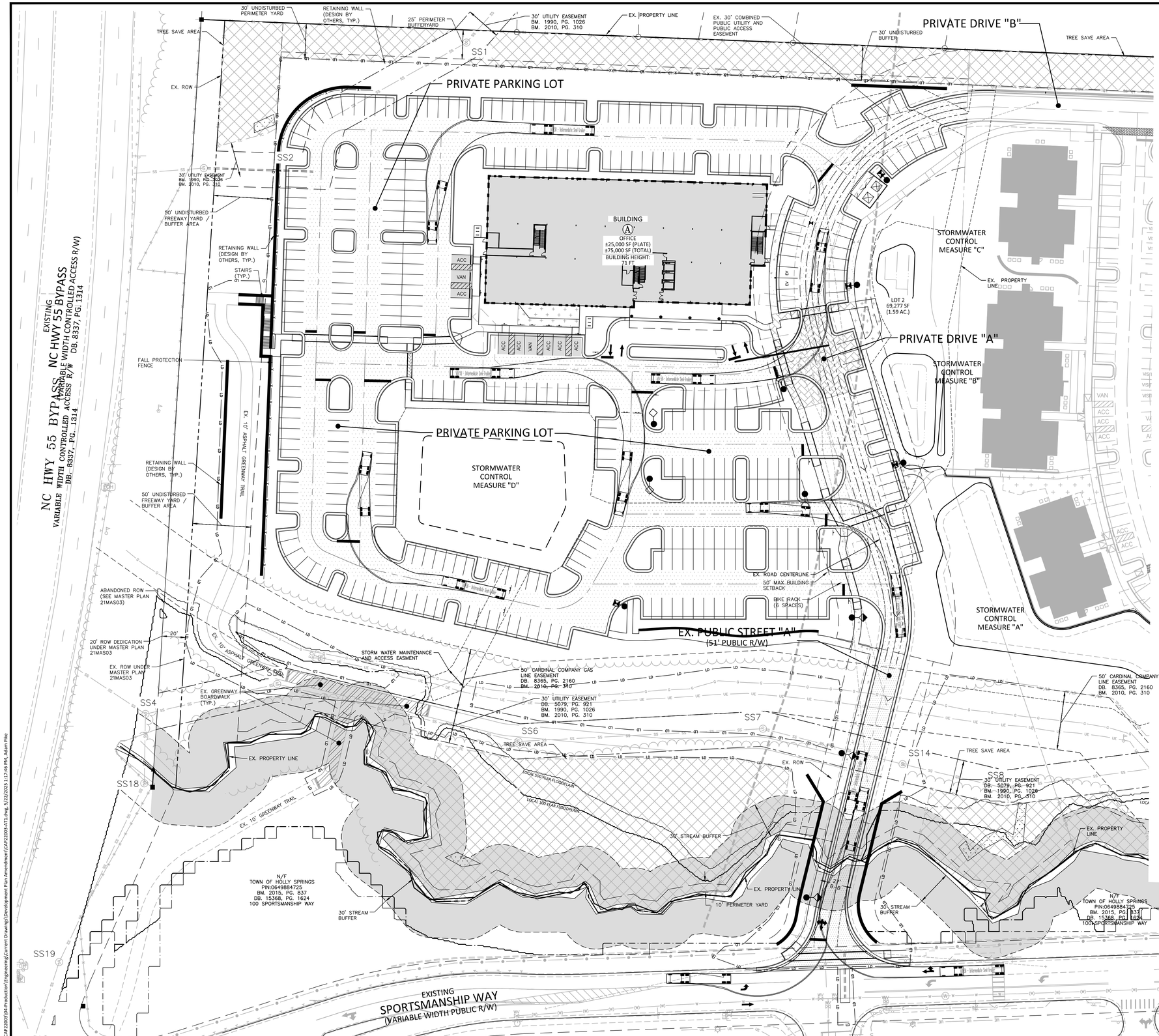
PROJECT NO.	CAP-22003
FILENAME	CAP22003-AT1
CHECKED BY	ACP / MDS
DRAWN BY	CAW
SCALE	1"=40'
DATE	03.07.25

SHEET

TURN TEMPLATES
1 OF 2

C2.02

M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawings\Development Plan Amendment\CAP22003-AT1.dwg, 5/23/2025 11:37:30 PM, Adam Pike



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN / XX — ACCESSIBLE PARKING STALL / VAN ACCESSIBLE PARKING STALL / PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- TREE CONSERVATION AREA
- STREAM BUFFER
- ADA ACCESSIBLE EXTERIOR BUILDING ENTRANCE

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

1317 N MAIN COMMERCIAL TRACT DEVELPMENT PLAN

DEVELOPMENT PLANS - AMENDMENT #2

1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036231 ADAM C. PIKE — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	CAP-22003
FILENAME	CAP22003-AT1
CHECKED BY	ACP / MDS
DRAWN BY	CAW
SCALE	1"=40'
DATE	03.07.25

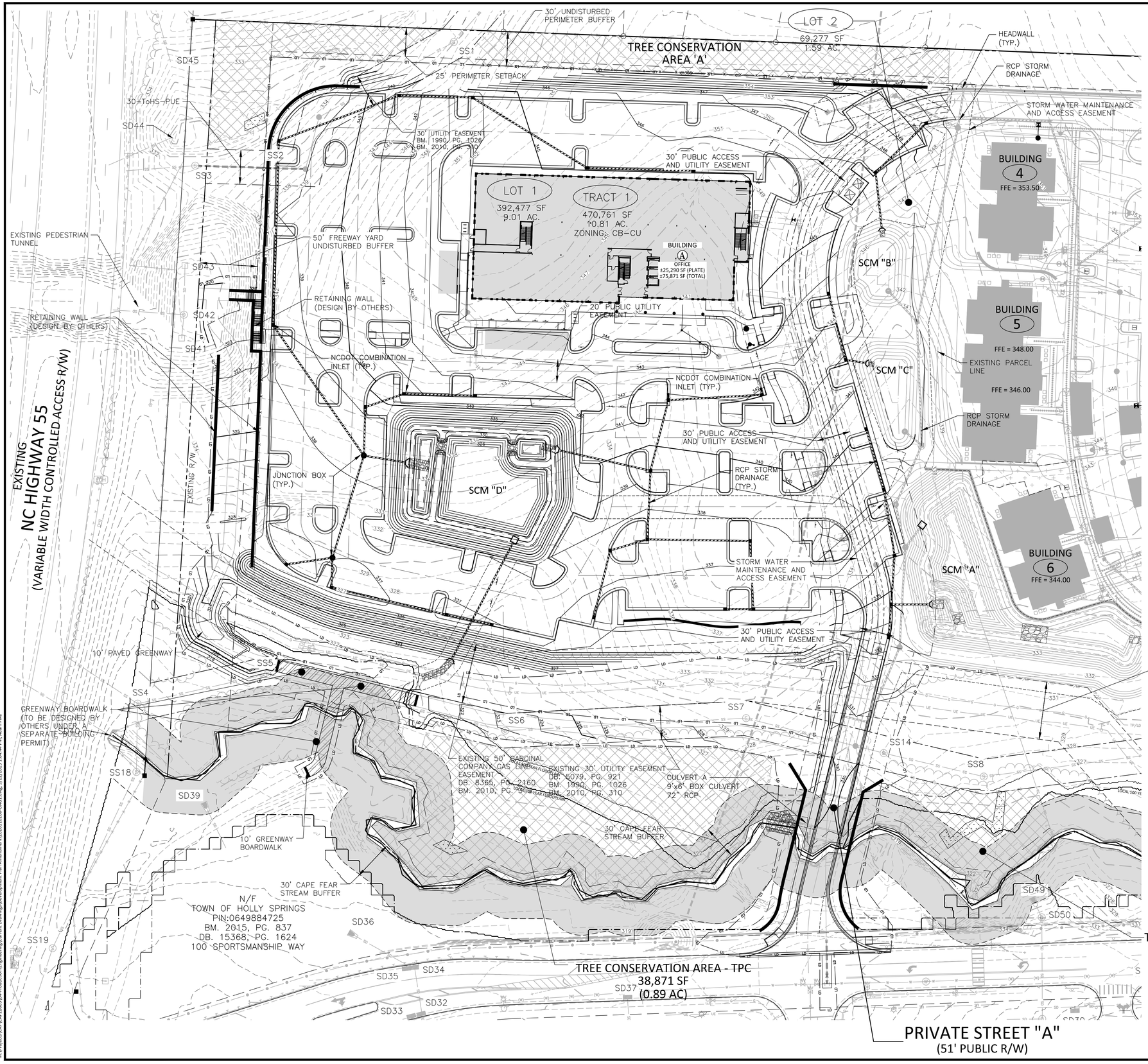
SHEET

TURN TEMPLATES
2 OF 2

C2.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawings\Development Plan Amendment\CAP22003-AT1.dwg, 5/22/2025 1:17:46 PM, Adam Pike



GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD — RD — RD — ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3' MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TP — TP — TP — TREE PROTECTION FENCE
- LD — LD — LIMITS OF DISTURBANCE
- WOODED AREA
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
- TC — TC — TC — TREE CONSERVATION AREA
- STREAM BUFFER

GRAPHIC SCALE
0 20 40 80
1 inch = 40 ft.

DISTURBED AREA = 8.20 AC.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

1317 N MAIN COMMERCIAL TRACT DEVELPMENT PLAN

DEVELOPMENT PLANS - AMENDMENT #2

1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036231 ADAM C. PIKE
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

PLAN INFORMATION

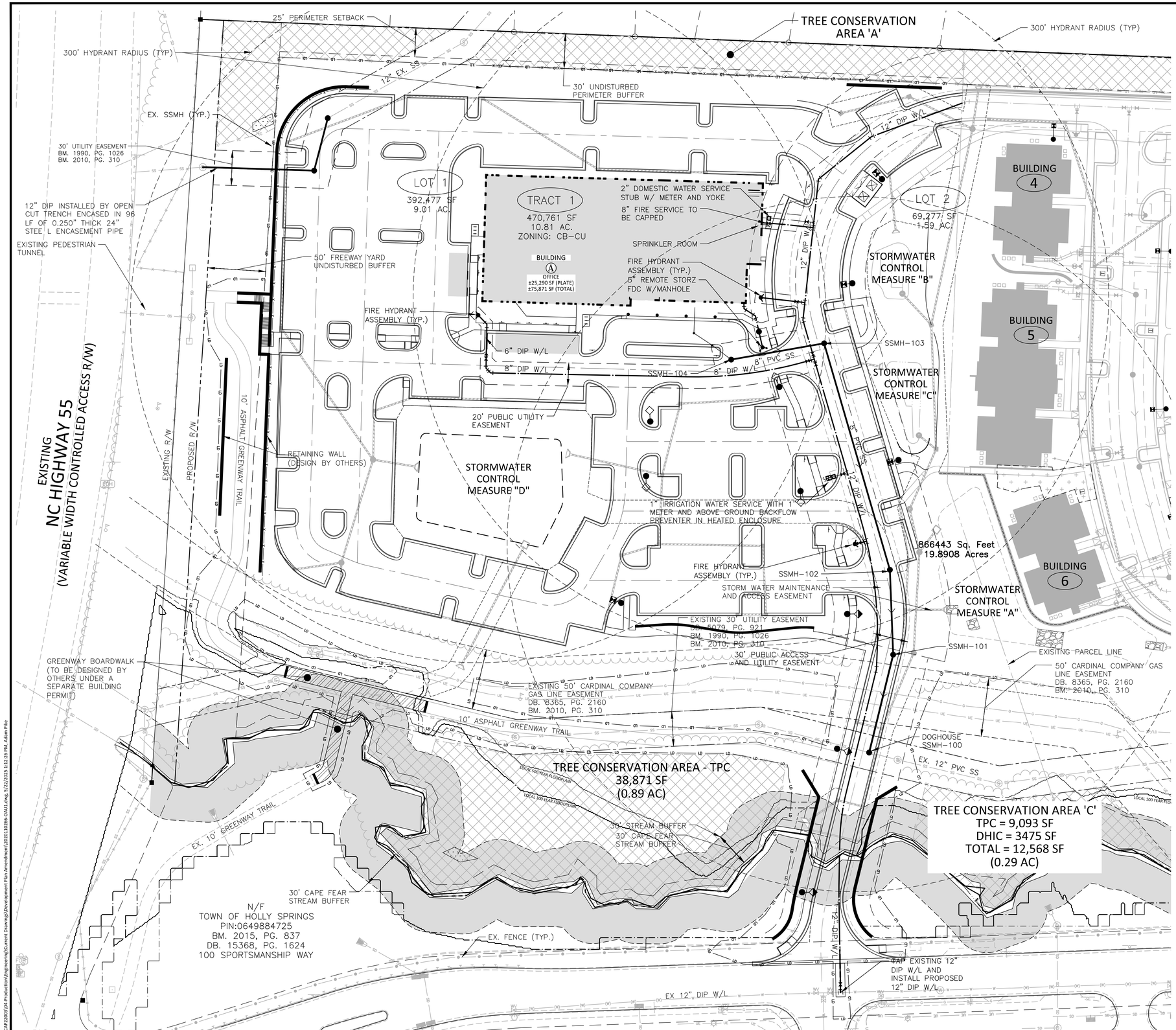
PROJECT NO.	CAP-22003
FILENAME	2020110266-OAG1
CHECKED BY	ACP / MDS
DRAWN BY	CAW
SCALE	1"=40'
DATE	03.07.25

SHEET

OVERALL GRADING PLAN

C3.00

M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawings\Development Plan Amendment\2020110266-OAG1.dwg, 5/22/2025 1:04:44 PM, Adam Pike



UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE (PIV)
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM — FM — SEWER FORCE MAIN
- G — G — G — G — GAS LINE
- OU — OU — OVERHEAD UTILITY
- UE — UE — UNDERGROUND ELECTRIC
- T — T — T — T — TELEPHONE
- EASEMENT LINE

UTILITY NOTES:

1. ALL FDC'S SHALL BE INSTALLED IN ACCORDANCE WITH HSED&CS. THEY SHALL HAVE A 5" STORTZ CONNECTION.
2. WALL MOUNTED FDC'S ALLOWED ON A SINGLE STORY BUILDINGS ONLY. MULTISTORY BUILDINGS REQUIRE REMOTE FDC'S.
3. MIN. 6" ADDRESS/SUITE NUMBERS REQUIRED.
4. KNOX BOX REQUIRED AT RISER ROOM DOOR.
5. BACKFLOW PREVENTER FOR FIRE AND DOMESTIC SERVICE TO BE LOCATED INSIDE OF THE BUILDING. BACKFLOW PREVENTERS ARE TO BE RPZ.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

1317 N MAIN COMMERCIAL TRACT DEVELPMENT PLAN

DEVELOPMENT PLANS - AMENDMENT #2

1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036231 ADAM C. PIKE
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

PLAN INFORMATION

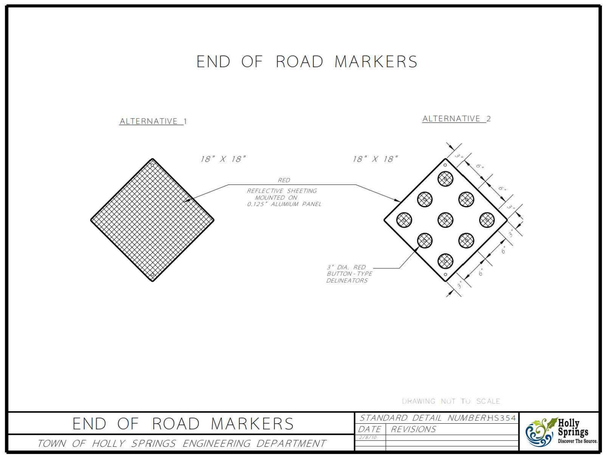
PROJECT NO.	CAP-22003
FILENAME	2020110266-OAU1
CHECKED BY	ACP / MDS
DRAWN BY	CAW
SCALE	1"=40'
DATE	03.07.25

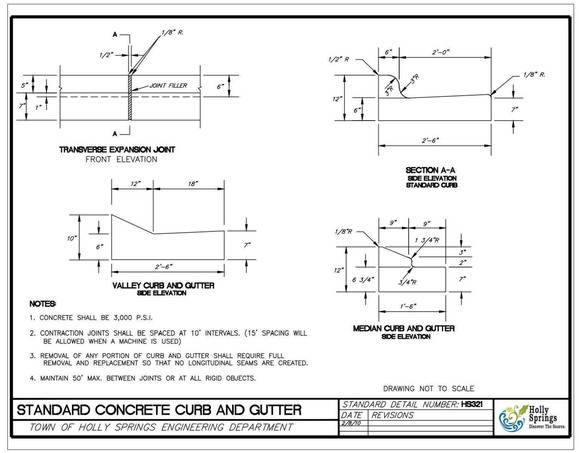
SHEET

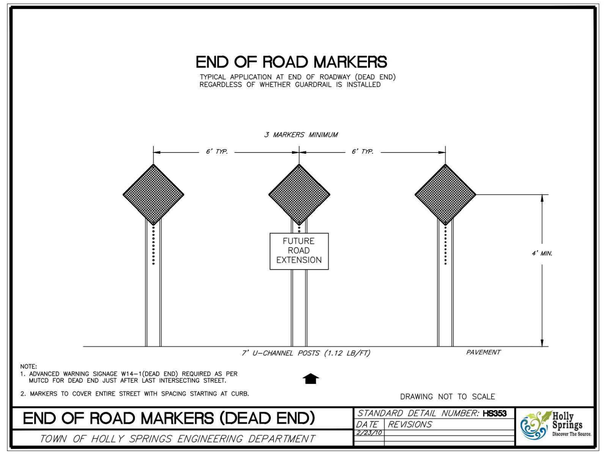
OVERALL UTILITY PLAN

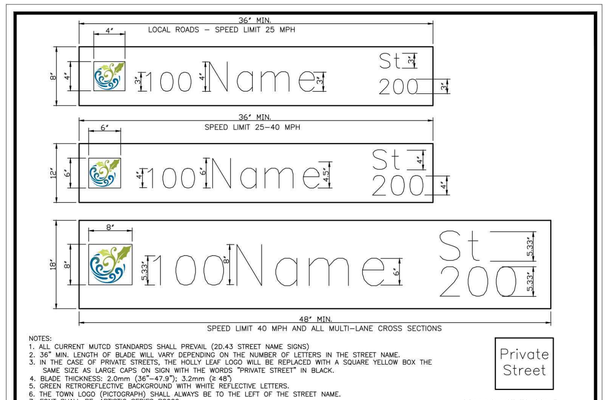
C4.00

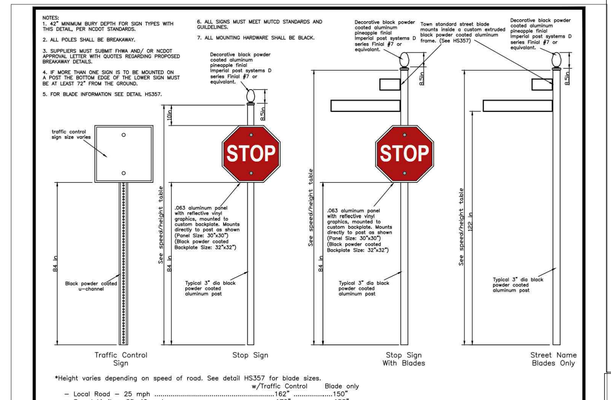
M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawings\Development Plan Amendment\2020110266-OAU1.dwg, 5/23/2025 1:12:26 PM, Adam Pike

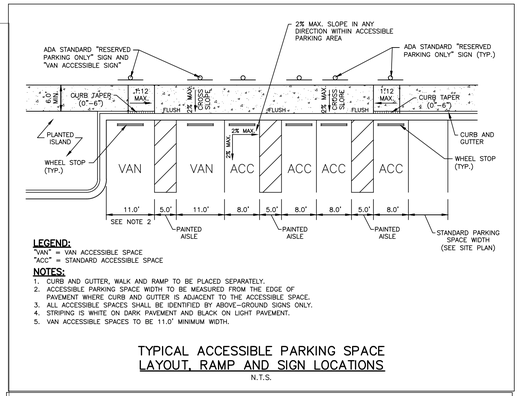




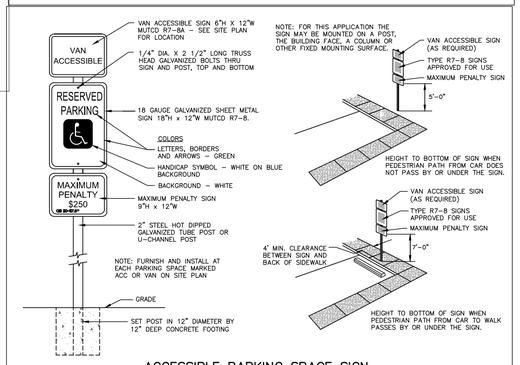








TYPICAL ACCESSIBLE PARKING SPACE LAYOUT, RAMP AND SIGN LOCATIONS
N.T.S.



ACCESSIBLE PARKING SPACE SIGN
N.T.S.

Master Architectural Plan
All building and structures, including building additions and accessory structures, shall comply with the provisions of the UDO Section 3.08 (Nonresidential and Mixed Use: Section 3.08, Architectural and Site Design Requirements for Commercial/Mixed Use Districts; or UDO Section 2.07 Architectural and Site Design Review) with appropriate variations introduced based on building type, scale/height to allow for architectural diversity and interest. The Master Architectural Plan does not supersede the requirements contained within UDO Section 3.08 or 2.07 but shall be used to reinforce common elements of design where specified.

Architectural Theme
In order to encourage creativity and uniqueness in architectural design and style, there shall be no specific architectural theme defined. The design and style of the buildings shall vary depending on the uses associated with them and their location within the Master Plan area.

Four–sided (360–degree) architecture shall be incorporated on all building elevations.

The use of prototype design shall be prohibited.

The architectural theme shall make use of both Continuity and Variation:
1. **Buildings shall be designed to have architectural continuity through the use of common building materials and finishes for metals as specified.**
2. **Variation is to be implemented to provide an appropriate design response for the building use through variations in floor heights, window sizes, and material selection.**
3. **Retail building located between housing and office building shall pull materials and colors from each building to help tie the site together to create a uniform development while allowing each use to have its own character.**

Nonresidential/Mixed Use Building Materials, Colors, Textures and Architecture

1. **Building Materials.**

Building Materials shall be subject to UDO Section 3.08 A. 1. c. (1) Building Materials, provided however that the following shall also apply:
- **(a) Building Material – Use of precast stone for building base with precast accents**
  - **a. Precast shall match or coordinate with other existing projects on site in color and texture.**
- **(a) Building Material – Use of anodized aluminum window frames**
- **(b) Parapet to be painted fiber cement or other coordinating material approved by the UDO.**
- **(c) All ground floor windows, and glass doors shall be clear glass. Spandrel glass on the ground floor may be allowed in areas where clear glass is not appropriate, provided that the color of the glass is a solid color black or gray.**

Residential Building Materials, Colors, Textures and Architecture.

1. **Building Materials**

Building materials shall be consistent with UDO Section 2.07

Mechanical Equipment
1. **Exterior wall mounted mechanical equipment (such as electrical boxes, electrical meters, etc.) shall be painted to match the primary façade of the building except when prohibited by federal, state, or local law or code.**
2. **Exterior wall mounted pipes, tubes, or other such materials shall be painted to match the primary building material except when prohibited by federal, state, or local law or code.**
3. **Roof mounted equipment to be screened from view at the ground elevation.**

Fencing
All fencing located between front building line and front lot lines shall be black ornamental fencing, see civil drawing C8.02 for style.
Fencing along rear lines to be chain link with black vinyl coating, see civil drawings for detail.

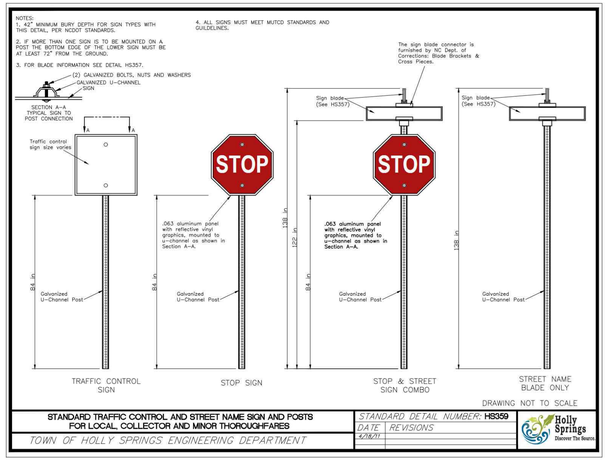
Pedestrian Crosswalk accent
Brick pattern to accent pedestrian crosswalks, see civil drawing C8.02 for style.

Planter boxes in public areas
Planters style to match that shown on L5.02

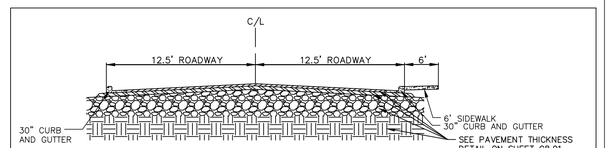
Site Lighting
Site lighting to be coordinated with Duke, see civil drawing C8.02 for styles. Color to be black or dark bronze.

Signage
Signs to be submitted in separate packages to the town but shall comply with UDO requirements for sizes and locations.

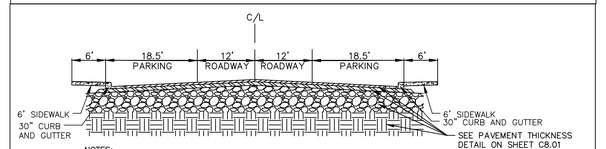
Additional Standards
Sign poles, sign pole bases and traffic bollards are to be black.



ALL TRAFFIC CONTROL AND STREET NAME SIGNS AND POSTS ALONG THOROUGHFARES SHALL FOLLOW TOWN STANDARD DETAIL HS360..



PRIVATE STREET "A" DRIVE ISLE CROSS SECTION
N.T.S.



PRIVATE STREET "A" PARKING ISLE CROSS SECTION
N.T.S.

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

1317 N MAIN COMMERCIAL TRACT DEVELPMENT PLAN
DEVELOPMENT PLANS - AMENDMENT #2
1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 036231 ENGINEER EVAN C. PIKE NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

PLAN INFORMATION

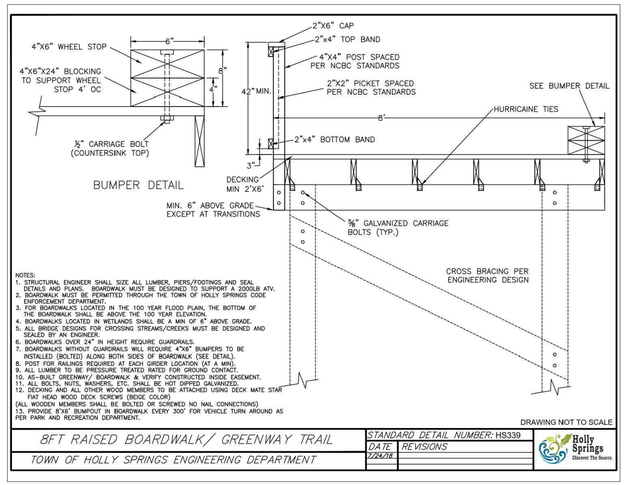
PROJECT NO.	CAP-22003
FILENAME	CAP22003-D1
CHECKED BY	ACP / MDS
DRAWN BY	CAW
SCALE	N.T.S.
DATE	03.07.25

SHEET

SITE DETAILS
C8.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawing\Development Plan Amendment\CAP22003-D1.dwg, 5/22/2025 1:20:26 PM, Adam Pike

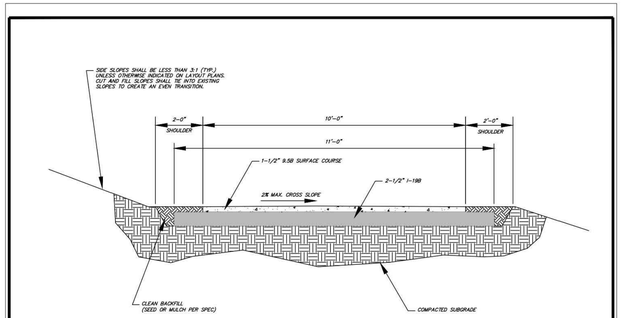


8FT RAISED BOARDWALK/ GREENWAY TRAIL

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS339

DATE 7/24/18 | REVISIONS



NOTES:

1. CROSS SLOPE DIRECTION VARIES. SEE LAYOUT PLANS FOR DIRECTION OF SLOPE.
2. CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ALL SLOPES DISTURBED BY CONSTRUCTION.

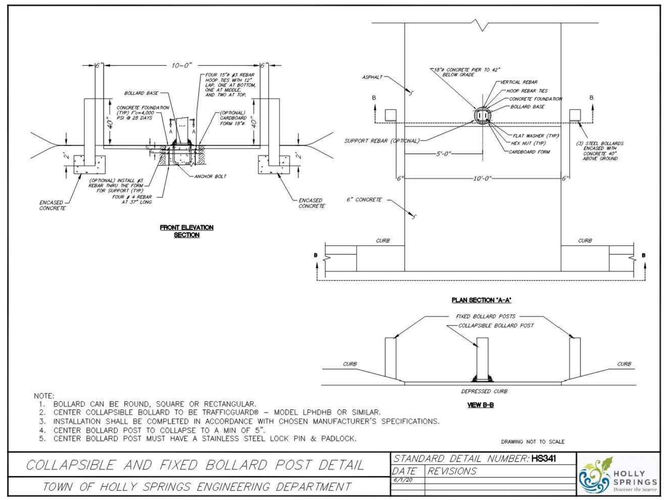
DRAWING NOT TO SCALE

10' ASPHALT GREENWAY TRAIL

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS340

DATE 7/24/18 | REVISIONS



NOTE:

1. BOLLARD CAN BE ROUND, SQUARE OR RECTANGULAR.
2. CENTER COLLAPSIBLE BOLLARD TO BE TRAFFICGUARD® – MODEL LPHDHB OR SIMILAR.
3. INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH CHOSEN MANUFACTURER'S SPECIFICATIONS.
4. CENTER BOLLARD POST TO COLLAPSE TO A MIN OF 5".
5. CENTER BOLLARD POST MUST HAVE A STAINLESS STEEL LOCK PIN & PADLOCK.

DRAWING NOT TO SCALE

COLLAPSIBLE AND FIXED BOLLARD POST DETAIL

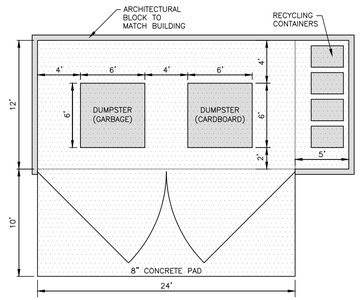
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS341

DATE 8/1/20 | REVISIONS

NOTES:

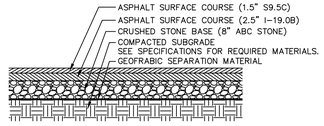
1. DUMPSTER PAD AND APPROACH PAD SHOULD BE 8" THICK CONCRETE REINFORCED WITH REBAR PER GEOTECHNICAL ENGINEER'S RECOMMENDATION
2. CURBS OR BUMPERS AT THE REAR OF EACH DUMPSTER ARE REQUIRED.
3. SEE ARCHITECTURAL DRAWINGS FOR ENCLOSURE AND GATE MATERIALS AND CONSTRUCTION INSTRUCTIONS.
4. IF THE 2 GATES ARE INCLUDED FOR EACH DUMPSTER WITH A POST IN THE CENTER, THE PAD MUST BE AN ADDITIONAL 4' WIDE.
5. ENCLOSURE WALLS SHALL BE A MINIMUM 6" HIGHER THAN THE DUMPSTERS, BUT NO LESS THAN 6' HIGH.



STANDARD DUMPSTER ENCLOSURE

N.T.S.

NOTE:
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

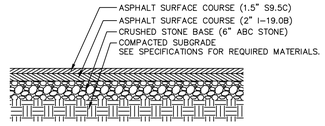


SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

ON-SITE ASPHALT HEAVY DUTY TRAFFIC PAVEMENT DETAIL

N.T.S.

NOTE:
THE PAVEMENT SECTIONS SHOWN ARE PRELIMINARY. THE CONTRACTOR SHALL VERIFY PAVEMENT DESIGN WITH THE GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IF AVAILABLE.

NOTE: THIS SUBDIVISION IS IN THE TRIASSIC BASIN. ALL ROADWAYS WILL BE REQUIRED TO MEET ALL SPECIAL DESIGN REQUIREMENTS AS OUTLINED IN THE ENGINEERING DESIGN AND CONSTRUCTION STANDARDS SECTION 3.02J.

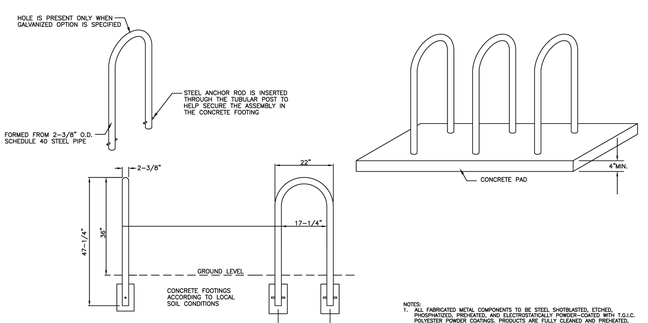
ON-SITE ASPHALT PARKING PAVEMENT DETAIL

N.T.S.

PROPOSED MINIMUM PAVEMENT SECTIONS

MATERIAL	FLEXIBLE PAVEMENT		RIGID PAVEMENT
	Heavy Duty	Light Duty	Heavy Duty
Portland Cement Concrete Air-Entrained (f'_c = 4000 psi)	-	-	5 in.
AC Surface Course HMA Superpave – 9.5mm	2.5 in	2 in	-
AC Base Course HMA Superpave – 19mm	-	-	-
Aggregate Base Course (ABC)	8 in	6 in	6 in

TOWN OF HOLLY SPRINGS HAS MORE STRIGENT REQUIREMENT THEN SPECIFIED IN THE GEOTECH REPORT. SEE HEAVY DUTY PAVEMENT SECTION DETAIL FOR REQUIRED THICKNESS TO BE USED.



NOTES:

1. ALL FABRICATED METAL COMPONENTS TO BE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE FILM THICKNESS OF THE RESULTING FINISH AVERAGES 8–10 MILS (200–250 MICRONS).
2. THIS BIKE RACK MUST BE PERMANENTLY AFFIXED IN THE GROUND.
3. BIKE RACK MANUFACTURED BY SECURE SITE DESIGN OR SIMILAR.
4. MIN. 3 RACKS REQUIRED TO PROVIDE 6 BIKE SPACES.

DRAWING NOT TO SCALE

STANDARD IN-GROUND MOUNT BIKE RACK

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS007

DATE 6/17/16 | REVISIONS

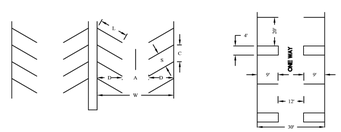
FIGURE 2

PARKING LOT STALL DIMENSIONS

APPLICATION		(S) STALL WIDTH (Feet)	(C) STALL LENGTH (Feet)	(D) STALL DEPTH (Feet)	(L) LINEAR DEPTH (Feet)	(A) AISLE WIDTH (Feet)	(W) MODULE WIDTH (Feet)
DIMENSIONS FOR 90-DEGREE PARKING							
CUSTOMER high turnover	RECOMMENDED MINIMUM	10 9.5	10 9.5	18 18	18 18	24 25	60 61
CUSTOMER AND EMPLOYEE low turnover	RECOMMENDED STANDARD MINIMUM	10 9.5 9	10 9.5 9	18 18 18	18 18 18	23 24 25	59 60 61
DIMENSIONS FOR 60-DEGREE PARKING							
APPLICATION		(S) STALL WIDTH (Feet)	(C) STALL LENGTH (Feet)	(D) STALL DEPTH (Feet)	(L) LINEAR DEPTH (Feet)	(A) AISLE WIDTH (Feet)	(W) MODULE WIDTH (Feet)
CUSTOMER high turnover	RECOMMENDED MINIMUM	10 9.5	11.5 11	15.6 15.6	18 18	20.8 23.8	54 55
CUSTOMER AND EMPLOYEE low turnover	RECOMMENDED STANDARD MINIMUM	10 9.5 9	11.5 12 10.4	15.6 15.6 15.6	18 18 18	20.8 21.8 22.6	52 53 54
DIMENSIONS FOR 45-DEGREE PARKING							
APPLICATION		(S) STALL WIDTH (Feet)	(C) STALL LENGTH (Feet)	(D) STALL DEPTH (Feet)	(L) LINEAR DEPTH (Feet)	(A) AISLE WIDTH (Feet)	(W) MODULE WIDTH (Feet)
CUSTOMER high turnover	RECOMMENDED MINIMUM	10 9.5	14.1 13.4	12.7 12.7	18 18	22.6 22.6	48 48
CUSTOMER AND EMPLOYEE low turnover	RECOMMENDED STANDARD MINIMUM	10 9.5 9	14.1 13.4 12.7	12.7 12.7 12.7	18 18 18	21.6 22.6 23.6	47 48 49

PROVIDE 4'-6" OF SPACING BETWEEN ABUTTING PARKING BAYS

NOTE: C=S FOR 90 DEGREE PARKING
D=L FOR 90 DEGREE PARKING
L=18 FT (FACE TO CURB)



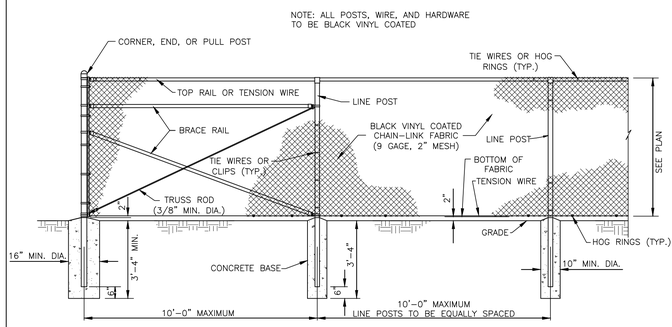
DRAWING NOT TO SCALE

PARKING LOT STALL DIMENSIONS

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS350

DATE 2/8/10 | REVISIONS



NOTE:
GATES ARE TO BE A DURABLE MATERIAL (EXCLUDING WOOD) AND OPAQUE

CHAIN-LINK FENCE (BLACK VINYL COATED) DETAIL

N.T.S.

McADAMS

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603

phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

1317 N MAIN COMMERCIAL TRACT DEVELPMENT PLAN

DEVELOPMENT PLANS - AMENDMENT #2

1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036231 ADAM C. PIKE NOT RELEASED FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	CAP-22003
FILENAME	CAP22003-D1
CHECKED BY	ACP / MDS
DRAWN BY	MEM
SCALE	N.T.S.
DATE	03.07.25

SHEET

SITE DETAILS

C8.01

M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawings\Development Plan Amendment\CAP22003-D1.dwg, 5/23/2025 1:21:02 PM, Adam Pike

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

DUKE ENERGY. PROGRESS

Outdoor Lighting

Enterprise LED



Illuminate streetscapes and pedestrian areas with the Enterprise LED. This sleek, energy-efficient fixture will add modern appeal to any neighborhood or park.

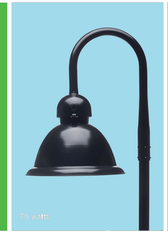
LED *(Light Emitting Diode)*	50 watts
Mounting heights	12', 13', 16'
Color	Black
Poles	Smooth round concrete Fluted concrete Fiberglass Decorative aluminum

For additional information, visit us at
duke-energy.com/OutdoorLighting
or call us toll free at **866.769.6417**.

DUKE ENERGY. PROGRESS

Outdoor Lighting

Sanibel LED





The beauty of the stylish Sanibel LED is its remarkable versatility. Its sleek simplicity, with a gently curved bracket that helps cast light downward, is at home virtually anywhere – from more formal traditional neighborhoods to beachfront communities and other casual locales.

LED *(Light Emitting Diode)*	75 watts, 150 watts
Mounting heights	12', 16', 29'
Color	Black
Pole	Smooth round concrete

For additional information, visit us at
duke-energy.com/OutdoorLighting
or call us toll free at **866.769.6417**.

Outdoor Lighting

Shoebox LED



The energy-efficient Shoebox LED combines a decorative, contemporary style with versatility and ample lighting effect that is perfect for streets, parking lots, commercial buildings and residential communities. The Shoebox LED provides excellent color rendition along with a controlled light pattern that reduces glare and keeps the light directed only where you want it. Available in black, dark bronze, gray or white with one to four fixtures per pole.

LED *(Light Emitting Diode)*	150, 220, 420, 530 watts
Mounting heights	25', 30', 35'
Colors	Black Bronze Gray White
Poles	Fiberglass *(1 or 2 fixtures per pole)* Decorative tapered metal Decorative square metal

Note: 35' pole available in black or bronze only.

For additional information, visit us at
duke-energy.com/OutdoorLighting
or call us toll free at **866.769.6417**.

DUKE ENERGY. PROGRESS

*BUILDING A **SMARTER** ENERGY FUTURE®*



Boulevard Screen wood planters are made with a robust FRP fiberglass liner to make a beautiful, long-lasting commercial grade wood planter. The planter integrates bracket pockets into the interior wall. Brackets mount to either a 3D trellis panel or laser-cut windscreen or privacy panel. Check with your salesperson for alternative shapes or sizes.

Boulevard Screen Wood Planters

Part. No.	Trellis Grid	Total Height to top of Screen	Exterior Size	Weight (lbs.)	Soil Volume (cubic ft.)	Matching Irrigation
BVX3-481824-78	3"	78"	48"L x 18"W x 24"H	143	10.5	CWM-R1620-2k
BVX6-481824-78	6"	78"	48"L x 18"W x 24"H	146	10.5	CWM-R1620-2k
BVX-481824-78	Use WXS screen	78"	48"L x 18"W x 24"H	129	10.5	CWM-R1620-2k
BVX3-482424-78	3"	78"	48"L x 24"W x 24"H	161	13	CWM-R1620-2k
BVX6-482424-78	6"	78"	48"L x 24"W x 24"H	164	13	CWM-R1620-2k
BVX-482424-78	Use WXS screen	78"	48"L x 24"W x 24"H	147	13	CWM-R1620-2k
BVX3-721824-78	3"	78"	72"L x 18"W x 24"H	190	15.5	CWM-R1620-3k
BVX6-721824-78	6"	78"	72"L x 18"W x 24"H	193	15.5	CWM-R1620-3k
BVX-721824-78	Use WXS screen	78"	72"L x 18"W x 24"H	169	15.5	CWM-R1620-3k
BVX3-722424-78	3"	78"	72"L x 24"W x 24"H	214	21.5	CWM-R1620-3k
BVX6-722424-78	6"	78"	72"L x 24"W x 24"H	217	21.5	CWM-R1620-3k
BVX-722424-78	Use WXS screen	78"	72"L x 24"W x 24"H	193	21.5	CWM-R1620-3k
BVX3-961824-78	3"	78"	96"L x 18"W x 24"H	242	21	CWM-R1620-4k
BVX6-961824-78	6"	78"	96"L x 18"W x 24"H	247	21	CWM-R1620-4k
BVX-961824-78	**Call for Information**	78"	96"L x 18"W x 24"H	214	21	CWM-R1620-4k
BVX3-962424-78	3"	78"	96"L x 24"W x 24"H	272	29	CWM-R1620-4k
BVX6-962424-78	6"	78"	96"L x 24"W x 24"H	277	29	CWM-R1620-4k
BVX-962424-78	**Call for Information**	78"	96"L x 24"W x 24"H	241	29	CWM-R1620-4k
BVX3-481836-90	3"	90"	48"L x 18"W x 36"H	198	16	CWM-R1620-2k
BVX6-481836-90	6"	90"	48"L x 18"W x 36"H	201	16	CWM-R1620-2k
BVX-481836-90	Use WXS screen	90"	48"L x 18"W x 36"H	184	16	CWM-R1620-2k
BVX3-721836-90	3"	90"	72"L x 18"W x 36"H	265	24	CWM-R1620-3k
BVX6-721836-90	6"	90"	72"L x 18"W x 36"H	268	24	CWM-R1620-3k
BVX-721836-90	Use WXS screen	90"	72"L x 18"W x 36"H	244	24	CWM-R1620-3k
BVX3-961836-90	3"	90"	96"L x 18"W x 36"H	338	31.5	CWM-R1620-4k
BVX6-961836-90	6"	90"	96"L x 18"W x 36"H	343	31.5	CWM-R1620-4k
BVX-961836-90	**Call for Information**	90"	96"L x 18"W x 36"H	310	31.5	CWM-R1620-4k
WXS-4848	Patterns 2, 3, 4, 6, 7, 8		48"L x 48"W	30-40	Wind screen or privacy panel	
WXS-7248	Patterns 2, 3, 4, 6, 7, 8		72"L x 48"W	45-60	Wind screen or privacy panel	

Note: For BVX versions 96" long with privacy screen, they are not 2 panels; please call for options.

Tournesol SITEWORKS

Echelon Plus®



ORNAMENTAL ALUMINUM FENCE

Echelon Plus has taken the *quality and performance* of aluminum ornamental fencing to a higher level. The strength characteristics of the *reinforced rail and posts*, coupled with a *superior powder coat finish* make Echelon Plus the *most durable .75" ornamental picket product on the market.*

PRIMARY APPLICATIONS

- *Municipal Facilities*
- *Childcare Facilities*
- *Coastal Environments*
- *Parks & Recreation*
- *Schools*





FENCE PRODUCTS
AMERISTARFENCE.COM | 888-333-3422
Experience a safer and more open world

AMERISTAR
ASSA ABLOY



DECORATIVE PEDESTRIAN CROSSING
*ALL PEDESTRIAN CROSSINGS SHALL BE STAMPED ASPHALT, RED, IN DIAGONAL HERRINGBONE PATTERN OR SIMILAR APPROVED BY OWNER AND THE TOWN OF HOLLY SPRINGS

Stamped Asphalt
Cable Stamping
Patterns

Pattern: Diagonal Herringbone
Item No: CSTA-HBD
Brick size: 9.75" x 4.75" (24.75 cm x 12.0 cm)
Cable size: .325" (.825 cm)

Pattern Paving Products
1750 Hwy 160 West
Unit 101-222
Fort Mill, SC 29708
888-434-8611 toll free
704-996-7248 direct
215-893-4827 fax
www.patternpaving.com

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

1317 N MAIN COMMERCIAL TRACT DEVELOPMENT PLAN

DEVELOPMENT PLANS - AMENDMENT #2

1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036231 ADAM C. PIKE — NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	CAP-22003
FILENAME	CAP22003-D1
CHECKED BY	ACP / MDS
DRAWN BY	MEM
SCALE	N.T.S.
DATE	03.07.25

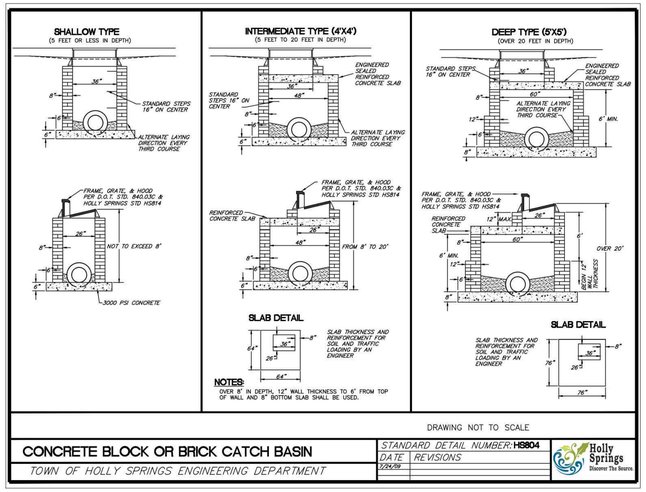
SHEET

SITE DETAILS

C8.02

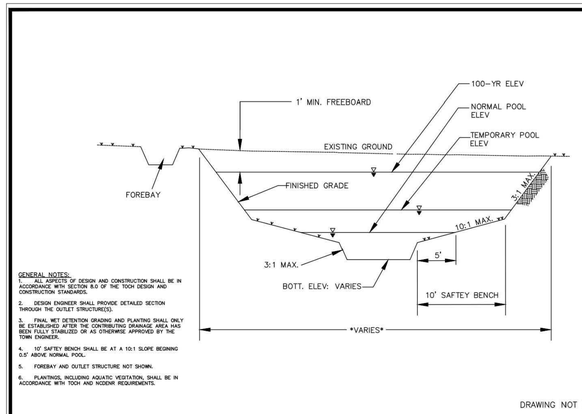
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawing\Development Plan Amendment\CAP22003-D1.dwg, 5/22/2025 1:21:25 PM, Adam Pike



DRAWING NOT TO SCALE

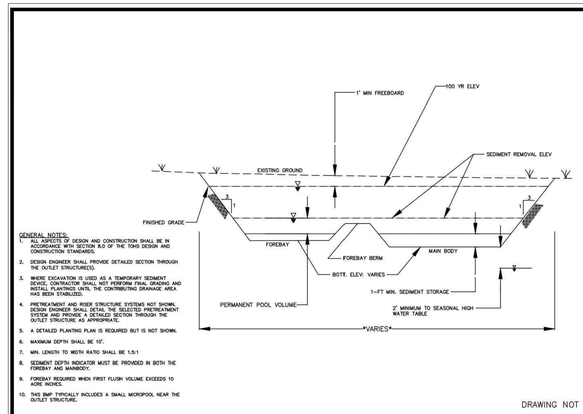
CONCRETE BLOCK OR BRICK CATCH BASIN	STANDARD DETAIL NUMBER: HS804
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 7/24/09



DRAWING NOT TO SCALE

FOR REFERENCE ONLY – DESIGN ENGINEER SHALL PROVIDE PROJECT SPECIFIC TYPICAL SECTIONS AND DETAILS ON PLANS

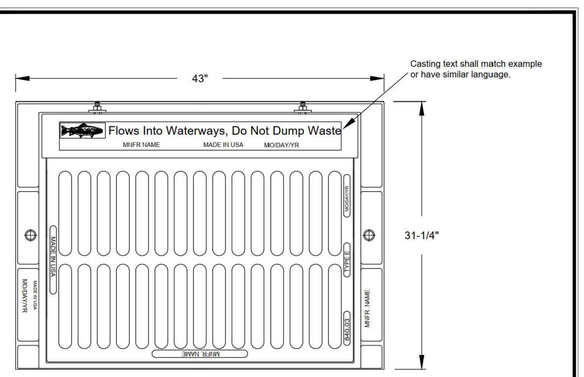
TYPICAL WET DETENTION BASIN SECTION	STANDARD DETAIL NUMBER: HS811
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 7/24/09



DRAWING NOT TO SCALE

FOR REFERENCE ONLY – DESIGN ENGINEER SHALL PROVIDE PROJECT SPECIFIC TYPICAL SECTIONS AND DETAILS ON PLANS

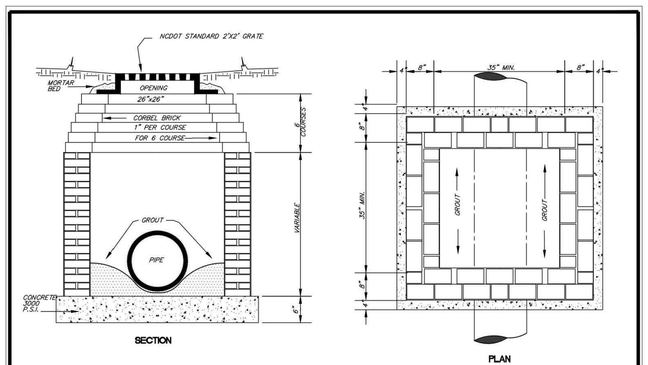
TYPICAL DRY DETENTION BASIN SECTION	STANDARD DETAIL NUMBER: HS813
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 7/24/09



MUST MEET NCDOT STANDARDS
ROADWAY STANDARD DRAWING 840.03

DRAWING NOT TO SCALE

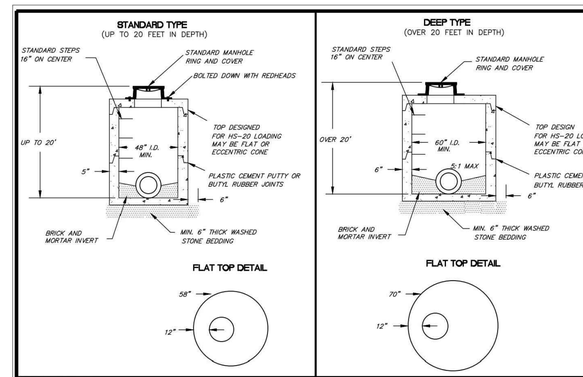
STANDARD FRAME LABEL FOR CATCH BASIN	STANDARD DETAIL NUMBER: HS814
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 7/24/09



NOTES:
1. EITHER SOLID BRICK, SOLID BLOCK OR PRECAST CONCRETE MAY BE USED.
2. FOR 24" R.C.P. AND LARGER USE PIPE DIA. PLUS 12" FOR MINIMUM INSIDE DIMENSION.
3. GRATED INLETS SHALL NOT BE USED WITHIN TRAVEL AREAS WITHOUT APPROVAL OF DIRECTOR OF ENGINEERING.
4. STANDARD STEPS REQUIRED @ 16" O.C. WHERE DEPTH EXCEEDS 3'.

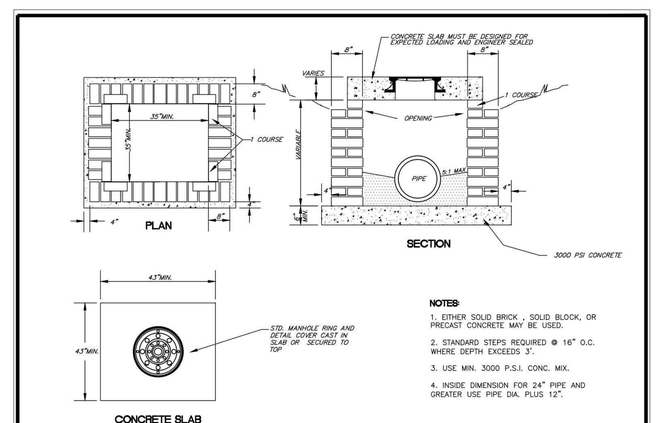
DRAWING NOT TO SCALE

STANDARD YARD INLET WITH GRATE AND FRAME	STANDARD DETAIL NUMBER: HS802
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 7/24/09



DRAWING NOT TO SCALE

PRECAST CONCRETE MANHOLE STORM DRAINAGE JUNCTION BOX	STANDARD DETAIL NUMBER: HS801
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 7/24/09



NOTES:
1. EITHER SOLID BRICK , SOLID BLOCK, OR PRECAST CONCRETE MAY BE USED.
2. STANDARD STEPS REQUIRED @ 16" O.C. WHERE DEPTH EXCEEDS 3'.
3. USE MIN. 3000 P.S.I. CONC. MIX.
4. INSIDE DIMENSION FOR 24" PIPE AND GREATER USE PIPE DIA. PLUS 12".

DRAWING NOT TO SCALE

STANDARD YARD INLET WITH CONCRETE SLAB	STANDARD DETAIL NUMBER: HS803
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 7/24/09

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

1317 N MAIN COMMERCIAL TRACT DEVELPMENT PLAN

DEVELOPMENT PLANS - AMENDMENT #2

1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036231 ENGINEER ADAM C. PIKE
NOT FOR CONSTRUCTION UNLESS SIGNED

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

PLAN INFORMATION

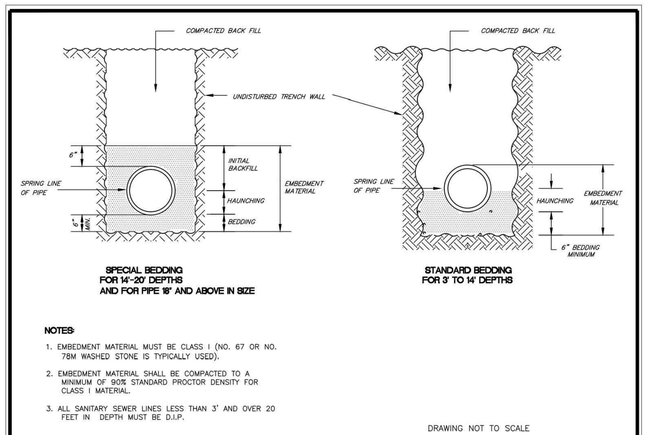
PROJECT NO.	CAP-22003
FILENAME	CAP22003-D1
CHECKED BY	ACP / MDS
DRAWN BY	CAW
SCALE	N.T.S.
DATE	03.07.25

SHEET

STORM DETAILS

C8.03

M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawings\Development Plan Amendment\CAP22003-D1.dwg, 5/22/2025 1:21:58 PM, Adam Pike



SPECIAL BEDDING FOR 14'-20' DEPTHS AND FOR PIPE 18" AND ABOVE IN SIZE

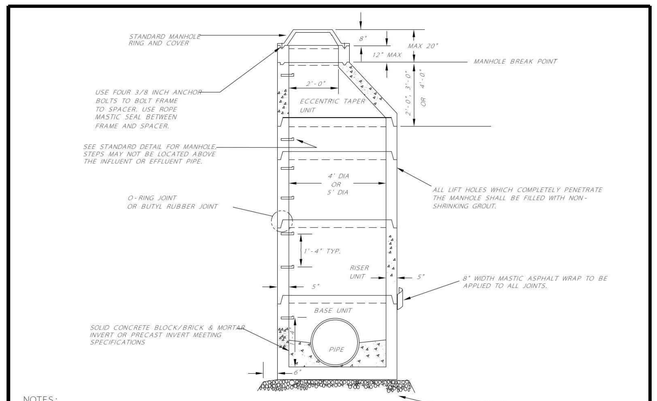
STANDARD BEDDING FOR 3' TO 14' DEPTHS

NOTES:

1. EMBEDMENT MATERIAL MUST BE CLASS I (NO. 67 OR NO. 78M WASHED STONE IS TYPICALLY USED).
2. EMBEDMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY FOR CLASS I MATERIAL.
3. ALL SANITARY SEWER LINES LESS THAN 3' AND OVER 20 FEET IN DEPTH MUST BE D.I.P.

DRAWING NOT TO SCALE

BEDDING FOR FLEXIBLE AND SEMI-RIGID SANITARY SEWER PIPE	STANDARD DETAIL NUMBER: HS703
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 1/24/19

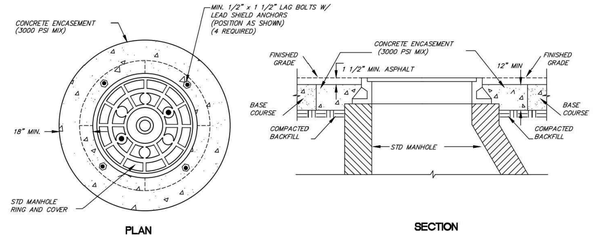


NOTES:

1. ANY MANHOLE OVER 20' IN DEPTH SHALL BE 5' IN DIAMETER.
2. NO FLAT TOPS ALLOWED.

DRAWING NOT TO SCALE

STANDARD PRECAST CONCRETE MANHOLE	STANDARD DETAIL NUMBER: HS706
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS

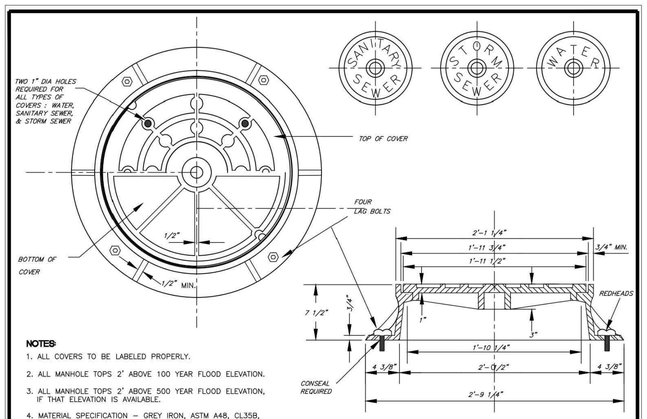


NOTES:

1. ALL MANHOLE COVERS TO HAVE 2 HOLES ONLY.
2. USE SOLID LID ON ALL MANHOLES LOCATED IN LOW AREAS OF ROAD PROFILE.
3. MANHOLE RING TO BE BOLTED AS SHOWN W/ROPE MASTIC SEAL BETWEEN FRAME AND SPACER.
4. DOMESTIC MADE IN USA AND MEET H2O LOADING NCDOT NO 840.54.

DRAWING NOT TO SCALE

STANDARD MANHOLE RING AND COVER ENCASEMENT FOR MANHOLES LOCATED IN PAVED AREAS	STANDARD DETAIL NUMBER: HS710
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 1/24/19

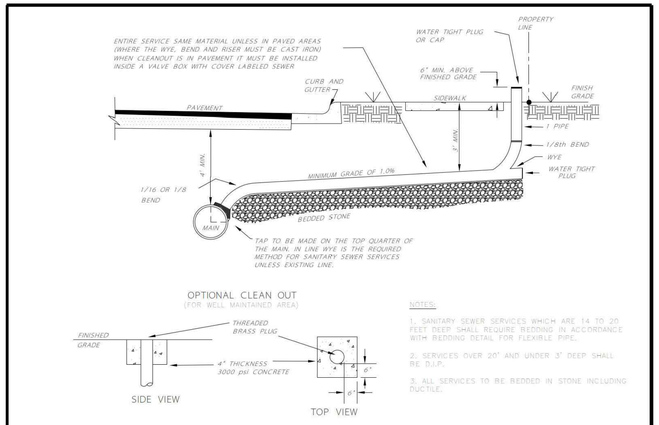


NOTES:

1. ALL COVERS TO BE LABELED PROPERLY.
2. ALL MANHOLE TOPS 2' ABOVE 100 YEAR FLOOD ELEVATION.
3. ALL MANHOLE TOPS 2' ABOVE 500 YEAR FLOOD ELEVATION, IF THAT ELEVATION IS AVAILABLE.
4. MATERIAL SPECIFICATION – GREY IRON, ASTM A48, CL35B, MADE IN USA.

DRAWING NOT TO SCALE

STANDARD MANHOLE RING AND COVER FOR OUTSIDE OF PAVEMENT	STANDARD DETAIL NUMBER: HS711
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 1/24/19

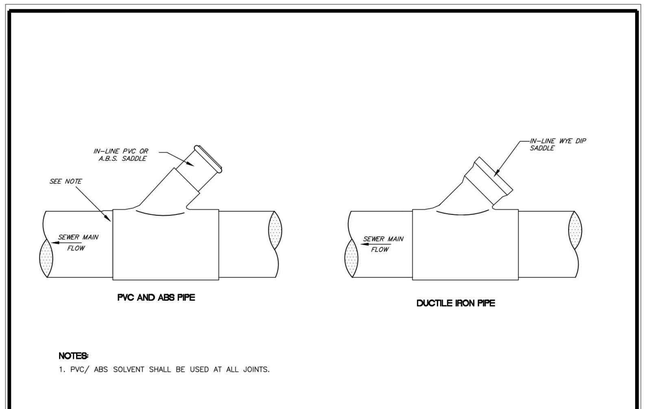


NOTES:

1. SANITARY SEWER SERVICES WHICH ARE 14 TO 20 FEET DEEP SHALL REQUIRE BEDDING IN ACCORDANCE WITH BEDDING DETAIL FOR FLEXIBLE PIPE.
2. SERVICES OVER 20' AND UNDER 3' DEEP SHALL BE D.I.P.
3. ALL SERVICES TO BE BEDDED IN STONE INCLUDING DUCTILE.

DRAWING NOT TO SCALE

STANDARD SANITARY SEWER TAP AND SERVICE	STANDARD DETAIL NUMBER: HS715
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 1/24/19

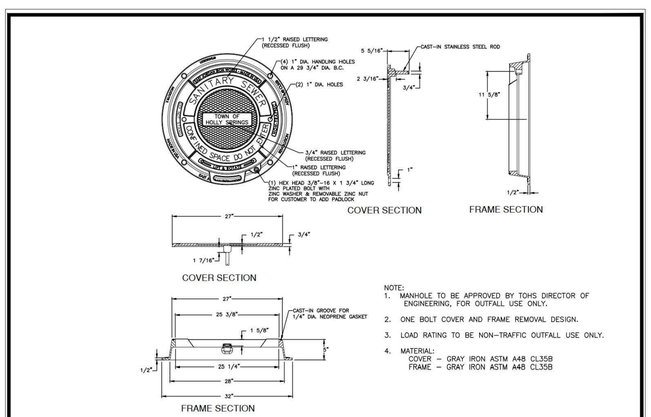


NOTES:

1. PVC/ ABS SOLVENT SHALL BE USED AT ALL JOINTS.

DRAWING NOT TO SCALE

STANDARD SANITARY SEWER LATERAL CONNECTIONS FOR NEW LINES	STANDARD DETAIL NUMBER: HS716
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 1/24/19

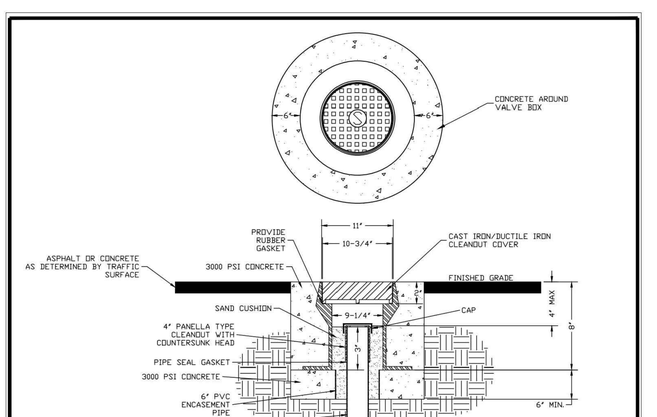


NOTE:

1. MANHOLE TO BE APPROVED BY TOHS DIRECTOR OF ENGINEERING, FOR OUTFALL USE ONLY.
2. ONE BOLT COVER AND FRAME REMOVAL DESIGN.
3. LOAD RATING TO BE NON-TRAFFIC OUTFALL USE ONLY.
4. MATERIAL:
   COVER – GRAY IRON ASTM A48 CL35B
   FRAME – GRAY IRON ASTM A48 CL35B

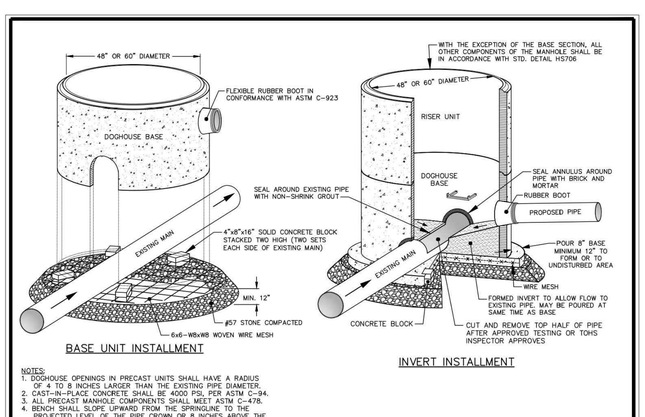
DRAWING NOT TO SCALE

MANHOLE COVER & FRAME FOR OUTFALLS	STANDARD DETAIL NUMBER: HS722
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 1/24/19



DRAWING NOT TO SCALE

SEWER MINI-MANHOLE CLEANOUT COVER ASSEMBLY FOR TRAFFIC AREA	STANDARD DETAIL NUMBER: HS723
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 1/24/19



NOTES:

1. DOGHOUSE OPENINGS IN PRECAST UNITS SHALL HAVE A RADIUS OF 4 TO 8 INCHES LARGER THAN THE EXISTING PIPE DIAMETER.
2. CAST-IN-PLACE CONCRETE SHALL BE 4000 PSI, PER ASTM C-94.
3. ALL PRECAST MANHOLE COMPONENTS SHALL MEET ASTM C-478.
4. BENCH SHALL SLOPE UPWARD FROM THE SPRINGLINE TO THE PROJECTED LEVEL OF THE PIPE CROWN OR 8 INCHES ABOVE THE SPRINGLINE, WHICHEVER IS LESS.

DRAWING NOT TO SCALE

STANDARD PRECAST CONCRETE DOGHOUSE MANHOLE	STANDARD DETAIL NUMBER: HS728
TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT	DATE / REVISIONS: 1/25/19

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

1317 N MAIN COMMERCIAL TRACT DEVELPMENT PLAN

DEVELOPMENT PLANS - AMENDMENT #2

1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL SEAL 036231 ENGINEER ADAM C. PIKE
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	CAP-22003
FILENAME	CAP22003-D1
CHECKED BY	ACP / MDS
DRAWN BY	CAW
SCALE	N.T.S.
DATE	03.07.25

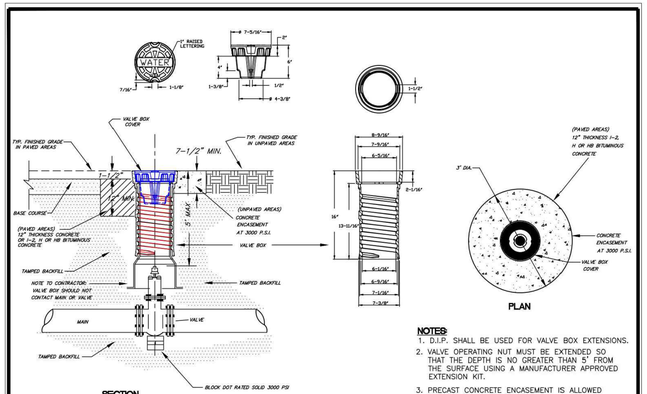
SHEET

SEWER DETAILS

C8.04

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawings\Development Plan Amendment\CAP22003-D1.dwg, 5/22/2025 1:23:04 PM, Adam Pike



NOTES:

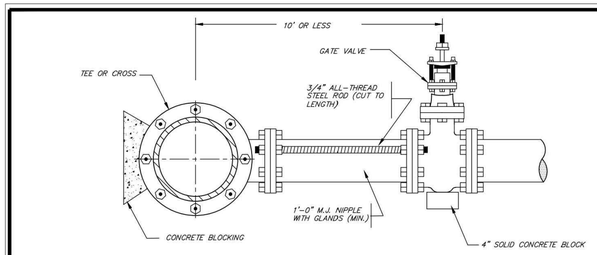
1. D.I.P. SHALL BE USED FOR VALVE BOX EXTENSIONS.
2. VALVE OPERATING NUT MUST BE EXTENDED SO THAT THE DEPTH IS NO GREATER THAN 5' FROM THE SURFACE USING A MANUFACTURER APPROVED EXTENSION KIT.
3. PRECAST CONCRETE ENCASEMENT IS ALLOWED OUTSIDE OF PAVED AREAS.
4. DOMESTIC MADE IN USA.

DRAWING NOT TO SCALE

STANDARD VALVE BOX INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS601	
DATE	REVISIONS
8/4/17	



ROD REQUIREMENTS

BRANCH SIZE	NO. OF RODS
4"	2
6"	2
8"	4
12"	4
16"	6
24"	6

NOTES:

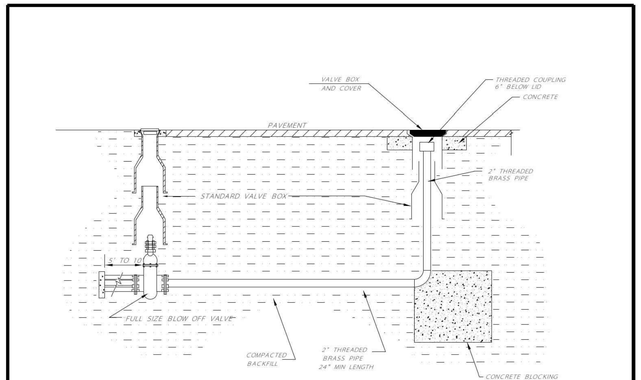
1. ONCE INSTALLED AND TIGHT, THE STEEL RODS AND BOLTS SHALL BE COATED WITH 2 COATS OF BITUMINOUS BASE PAINT, STAINLESS STEEL AND GALVANIZED RODS CAN BE USED.
2. SEE STANDARD THRUST BLOCK.
3. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL FITTINGS.
4. CAN USE GALVANIZED RODS AND COAT RODS WHERE THEY ARE CUT.

DRAWING NOT TO SCALE

STANDARD VALVE RODDING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS603	
DATE	REVISIONS
7/24/09	

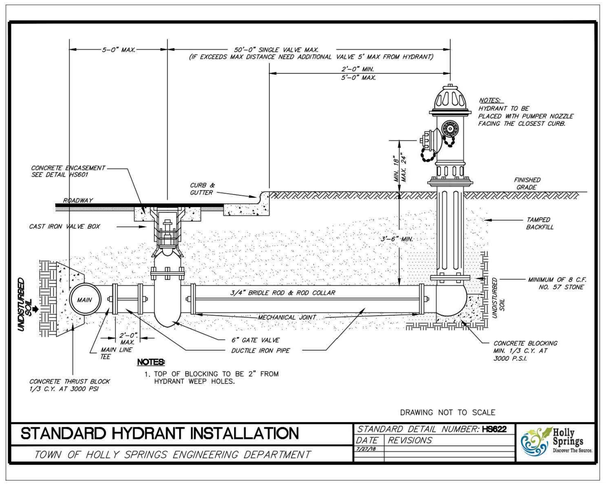


DRAWING NOT TO SCALE

TEMPORARY BLOW-OFF ASSEMBLY

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS605	
DATE	REVISIONS
7/24/09	



NOTES:

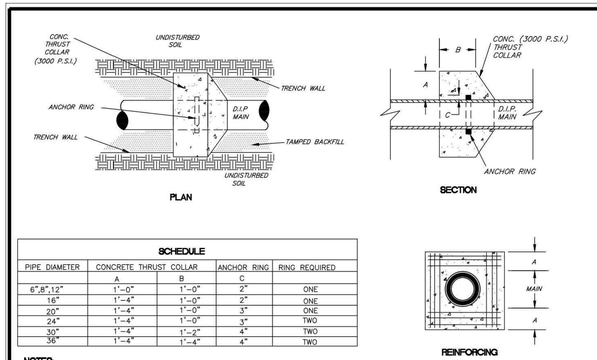
1. TOP OF BLOCKING TO BE 2" FROM HYDRANT WEEP HOLES.

DRAWING NOT TO SCALE

STANDARD HYDRANT INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS622	
DATE	REVISIONS
7/09/18	



SCHEDULE

PIPE DIAMETER	CONCRETE THRUST COLLAR A	B	ANCHOR RING C	RING REQUIRED
6",8",12"	1'-0"	1'-0"	2"	ONE
16"	1'-4"	1'-0"	2"	ONE
20"	1'-4"	1'-0"	3"	ONE
24"	1'-4"	1'-0"	3"	TWO
30"	1'-4"	1'-2"	4"	TWO
36"	1'-4"	1'-4"	4"	TWO

NOTES:

1. CONCRETE COLLAR TO PROTRUDE INTO SIDES AND BOTTOM OF UNDISTURBED TRENCH WALL MIN. OF 6".
2. MEGALUG OR CAGE IS ACCEPTABLE INSTEAD OF ANCHOR RING.

NOTES:

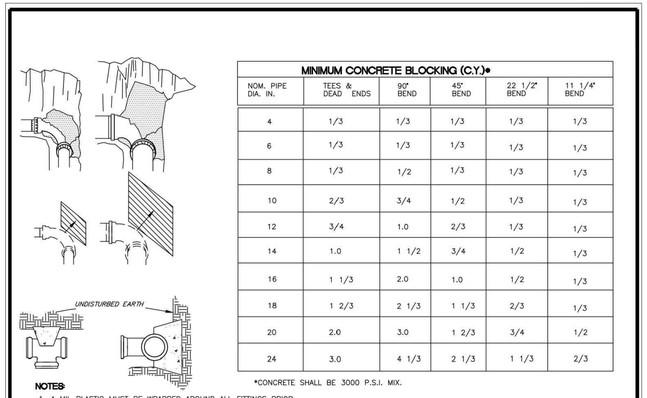
6" TO 16" MAINS=12-NO.7 BARS
20" TO 36" MAINS=12-NO.8 BARS
BARS PLACED AS SHOWN

DRAWING NOT TO SCALE

STANDARD THRUST COLLAR INSTALLATION

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS623	
DATE	REVISIONS
7/24/09	



MINIMUM CONCRETE BLOCKING (C.Y.)*

NOM. PIPE DIA. IN.	TEES & DEAD ENDS	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4	1/3	1/3	1/3	1/3	1/3
6	1/3	1/3	1/3	1/3	1/3
8	1/3	1/2	1/3	1/3	1/3
10	2/3	3/4	1/2	1/3	1/3
12	3/4	1.0	2/3	1/3	1/3
14	1.0	1 1/2	3/4	1/2	1/3
16	1 1/3	2.0	1.0	1/2	1/3
18	1 2/3	2 1/3	1 1/3	2/3	1/3
20	2.0	3.0	1 2/3	3/4	1/2
24	3.0	4 1/3	2 1/3	1 1/3	2/3

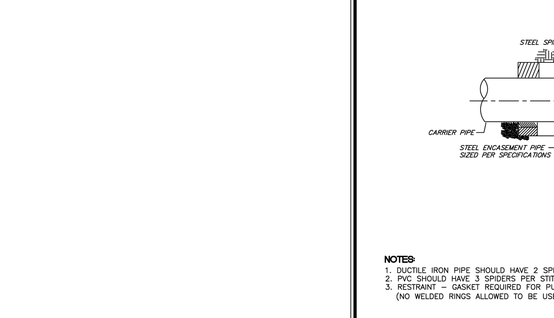
*CONCRETE SHALL BE 3000 P.S.I. MIX.

DRAWING NOT TO SCALE

STANDARD REACTION BLOCKING

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS624	
DATE	REVISIONS
7/24/09	



NOTES:

1. DUCTILE IRON PIPE SHOULD HAVE 2 SPIDERS PER STITCH OF PIPE.
2. PVC SHOULD HAVE 3 SPIDERS PER STITCH OF PIPE.
3. RESTRAINT – GASKET REQUIRED FOR PUSH ON JOINT PIPE. (NO WELDED RINGS ALLOWED TO BE USED FOR RESTRAINT)

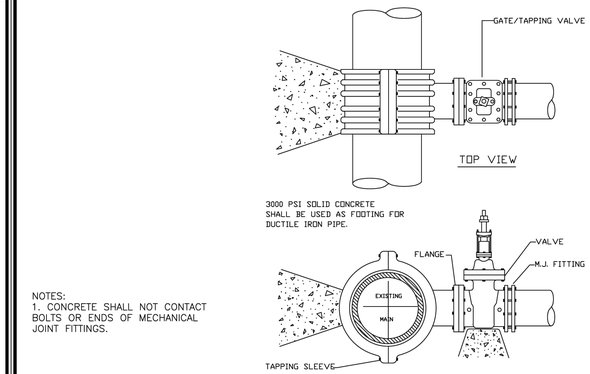
SPIDER DETAIL

DRAWING NOT TO SCALE

WATER BORE + JACK DETAIL

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS608	
DATE	REVISIONS
7/24/18	



DRAWING NOT TO SCALE

4" – 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

TOWN OF HOLLY SPRINGS ENGINEERING DEPARTMENT

STANDARD DETAIL NUMBER: HS628	
DATE	REVISIONS
8/28/19	

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

1317 N MAIN COMMERCIAL TRACT DEVELOPMENT PLAN

DEVELOPMENT PLANS - AMENDMENT #2

1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER SEAL 036231 ADAM C. PIKE
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

PLAN INFORMATION

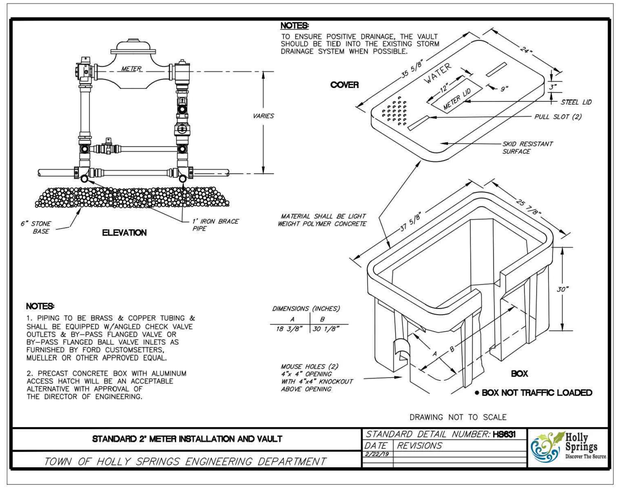
PROJECT NO.	CAP-22003
FILENAME	CAP22003-D1
CHECKED BY	ACP / MDS
DRAWN BY	CAW
SCALE	N.T.S.
DATE	03.07.25

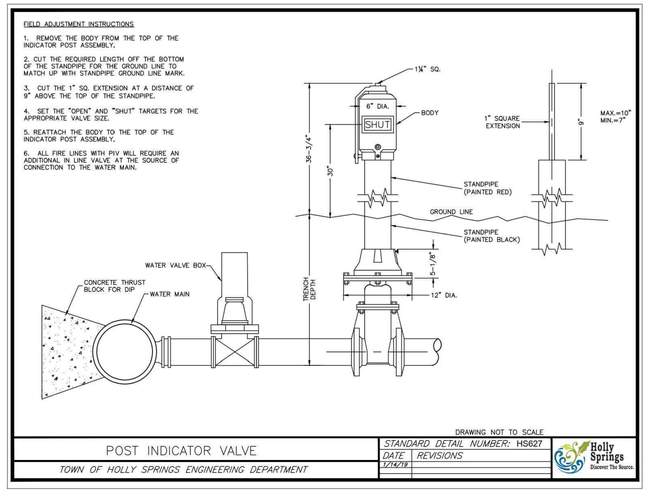
SHEET

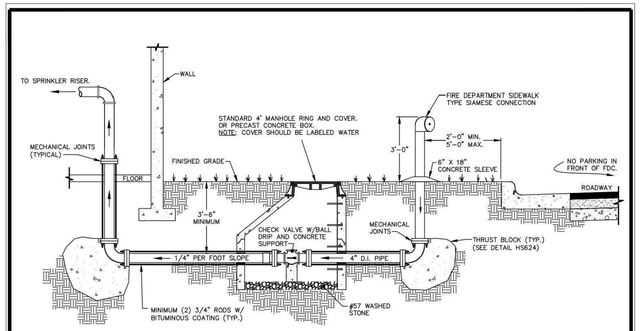
WATER DETAILS

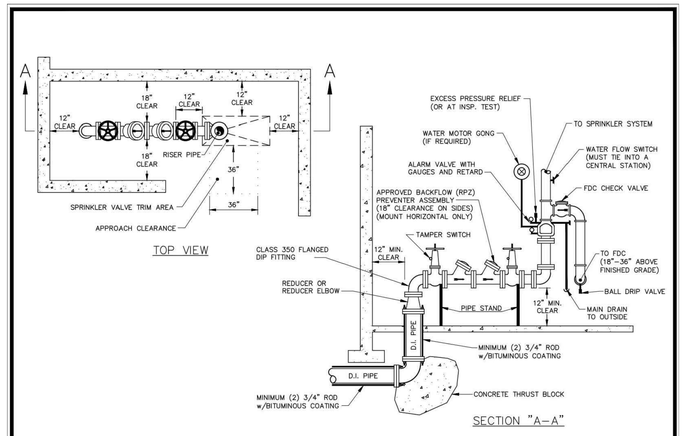
C8.05

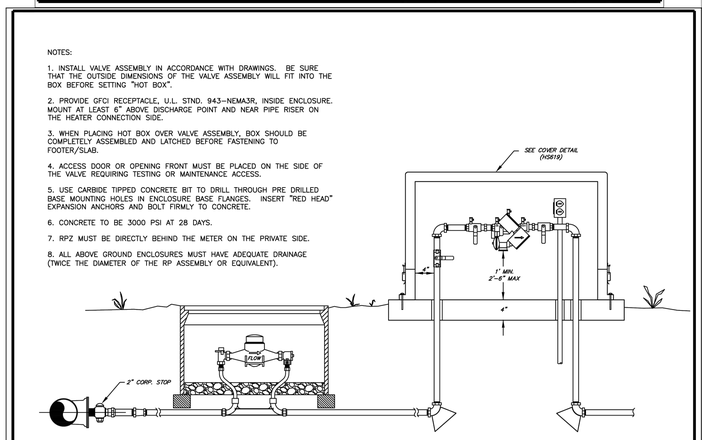
M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawings\Development Plan Amendment\CAP22003-D1.dwg, 5/22/2025 1:24:04 PM, Adam Pike

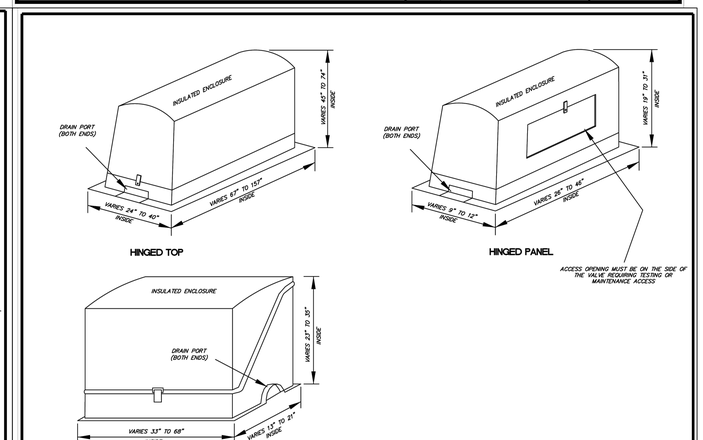












McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

1317 N MAIN COMMERCIAL TRACT DEVELPMENT PLAN

DEVELOPMENT PLANS - AMENDMENT #2

1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036231 ADAM C. PIKE
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	CAP-22003
FILENAME	CAP22003-D1
CHECKED BY	ACP / MDS
DRAWN BY	CAW
SCALE	N.T.S.
DATE	03.07.25

SHEET

WATER DETAILS

C8.06

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawing\Development Plan Amendment\CAP22003-D1.dwg, 5/22/2025 1:24:49 PM, Adam Pike

STORMWATER CONTROL MEASURE 'D' CONSTRUCTION SPECIFICATIONS

GENERAL NOTES

1. PRIOR TO CONSTRUCTION, ANY DISCREPANCIES IN THE PLANS AND NOTES SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION IMMEDIATELY.
2. THE PROJECT WILL MEET ALL OF THE REQUIREMENTS RELATIVE TO ENGINEERED STORMWATER CONTROL STRUCTURES AS OUTLINED IN THE TOWN OF HOLLY SPRINGS CODE OF ORDINANCES. (SECTION 8.00)
3. THE FINAL CERTIFICATION FOR THIS FACILITY WILL INCLUDE A CERTIFICATION BY THE ON-SITE GEOTECHNICAL ENGINEER THAT THE PROJECT WAS CONSTRUCTED PER THE APPROVED PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE ON-SITE GEOTECHNICAL ENGINEER FOR OBSERVATION AND TESTING SUCH THAT THE ON-SITE GEOTECHNICAL ENGINEER CAN CERTIFY THE CONSTRUCTION OF THE DAM EMBANKMENT AND SPILLWAY. THIS CERTIFICATION MUST ADDRESS THE TESTING FOR MATERIALS AND COMPACTION OF THE DAM EMBANKMENT AND SPILLWAY.
4. ALL CONSTRUCTION ACTIVITY RELATED TO THE PROPOSED STORMWATER CONTROL MEASURE SHALL BE PER THE DETAILS AND SPECIFICATIONS SHOWN IN THESE DRAWINGS. SOILS, COMPACTION, AND OTHER MISCELLANEOUS DETAILS AND SPECIFICATIONS MAY BE MODIFIED PER THE RECOMMENDATIONS OF THE ON-SITE GEOTECHNICAL ENGINEER. HOWEVER, PRIOR TO IMPLEMENTATION, THE DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DEVIATION FROM THESE DESIGN DRAWINGS, INCLUDING SHOP DRAWINGS FOR ANY PROPOSED MODIFICATION.
5. DURING THE INITIAL STAGES OF CONSTRUCTION, THE STORMWATER CONTROL MEASURE MAY BE USED AS A SEDIMENT BASIN FOR EROSION CONTROL PURPOSES. IF SO, THE CONTRACTOR SHALL FOLLOW THE GENERAL CONSTRUCTION SEQUENCE BELOW:
   A. THE CONTRACTOR SHALL CONSTRUCT THE ENTIRE FACILITY (PERMANENT OUTLET STRUCTURE, DAM, ETC.) WITH THE EXCEPTION OF THE INTERIOR FINE GRADING FOR THE FACILITY. THE INTERIOR FINE GRADING WILL BE CONSTRUCTED ONCE THE EROSION CONTROL PHASE IS COMPLETE.
   B. THE TEMPORARY DRAW DOWN RISER (OR SKIMMER) SHALL BE CONNECTED TO THE PERMANENT 2'Ø DIP DRAIN PIPE.
   C. ONCE THE UPSTREAM DRAINAGE AREA IS STABILIZED AND THE EROSION CONTROL INSPECTOR APPROVES THE REMOVAL OF THE SEDIMENT BASIN, THE CONTRACTOR SHALL REMOVE THE TEMPORARY DRAW DOWN RISER (OR SKIMMER) AND CLEAN OUT THE BASIN. ALL SEDIMENT, TRASH, ETC. SHALL BE DISPOSED OF PROPERLY (I.E. - PLACED IN A LANDFILL) AND NOT STOCKPILED IN AN AREA WHERE WATER QUALITY COULD BE ADVERSELY AFFECTED.
   D. ONCE THE BASIN IS CLEANED OUT, AND ALL EROSION CONTROL DEVICES REMOVED, THE CONTRACTOR SHALL CONSTRUCT THE INTERIOR GRADING SHOWN ON THIS SHEET.
   E. ONCE THE GRADING IS COMPLETE, THE CONTRACTOR SHALL REQUEST AN ON-SITE INSPECTION AND AN AS-BUILT SURVEY PRIOR TO INSTALLATION OF THE STORMWATER CONTROL MEASURE PLANTS. IF THE CONTRACTOR PLANTS THE PROPOSED VEGETATION PRIOR TO AN AS-BUILT SURVEY (AND SUBSEQUENT APPROVAL), ANY CHANGES TO THE GRADING / RE-PLANTING OF PLANTS WILL BE AT THE CONTRACTOR'S EXPENSE.
   F. ONCE THE ENGINEER HAS APPROVED THE AS-BUILT GRADING, THE CONTRACTOR SHALL PLANT THE PROPOSED STORMWATER CONTROL MEASURE PLANTS SHOWN ON THE LANDSCAPE PLAN FOR THE FACILITY. AFTER COMPLETION OF THE PLANTING, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A LETTER TO THE ENGINEER CERTIFYING THAT THE PLANTS HAVE BEEN INSTALLED PER THE APPROVED STORMWATER CONTROL MEASURE PLANTING PLAN.
6. ALL OSHA REQUIREMENTS FOR EXCAVATIONS (SHORING, DEPTH, ETC.) ARE THE RESPONSIBILITY OF THE CONTRACTOR. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE AN EXCAVATION PLAN TO BE SEALED BY A NC P.E. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE IF AN EXCAVATION PLAN IS REQUIRED. THE JOHN R. McADAMS COMPANY ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION DESIGN RELATED TO SAFETY OR OSHA REQUIREMENTS.
7. ON-SITE GEOTECHNICAL ENGINEER TO DETERMINE IF IN-SITU SOILS ENCOUNTERED WOULD MAINTAIN A STORMWATER CONTROL MEASURE PERMANENT POOL AT DESIGN ELEVATION. IF HIGHLY PERMEABLE SOILS ARE ENCOUNTERED THAT WOULD NOT MAINTAIN THE PERMANENT POOL ELEVATION AS DESIGNED, A CLAY LINER MAY BE REQUIRED TO MAINTAIN A PERMANENT POOL OF WATER IN THE STORMWATER CONTROL MEASURE. FINAL DETERMINATION IF A CLAY LINER IS NEEDED SHALL BE THE RESPONSIBILITY OF THE ON-SITE GEOTECHNICAL ENGINEER. UPON DETERMINATION OF HIGHLY PERMEABLE SOIL CONDITIONS, ON-SITE GEOTECHNICAL ENGINEER WILL INFORM THE DESIGN ENGINEER AND RECOMMEND LINER SPECIFICATIONS.
8. IT IS ANTICIPATED THAT DEWATERING WILL BE NECESSARY IN THE EXCAVATION AREAS (E.G. - EMBANKMENT SUB GRADE, INTERIOR PORTIONS OF THE STORMWATER CONTROL MEASURE, KEY TRENCH, ETC.). THEREFORE, THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND MAINTAIN ANY PUMPING EQUIPMENT, ETC. NEEDED FOR REMOVAL OF WATER FROM VARIOUS PARTS OF THE STORMWATER CONTROL MEASURE SITE. DURING PLACEMENT OF FILL WITHIN THESE AREAS, THE CONTRACTOR SHALL KEEP THE WATER LEVEL BELOW THE BOTTOM OF THE EXCAVATION / CONSTRUCTION AREAS. THE MANNER IN WHICH THE WATER IS REMOVED SHALL BE SUCH THAT THE EXCAVATION BOTTOM AND SIDE SLOPES ARE STABLE, WITH NO SEDIMENT DISCHARGED FROM THE SITE (I.E. PUMPED WATER MAY NEED TO BE DIRECTED TO AN APPROVED EROSION CONTROL DEVICE SUCH AS A DIRT BAG (ACF ENVIRONMENTAL), OR ENGINEER APPROVED EQUIVALENT, PRIOR TO DISCHARGE).
9. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE BOTTOM.
10. THE RETAINING WALL IS TO BE A DESIGN-BUILD PROJECT(S) BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED PROFESSIONAL ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALL.
11. THE RETAINING WALL SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL UNLESS CONTRACTOR CAN PROVIDE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
12. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
13. THE ON-SITE GEOTECHNICAL ENGINEER SHOULD BE GIVEN AN OPPORTUNITY TO REVIEW ALL RETAINING WALL PLANS AND DESIGNS RELEVANT TO GEOTECHNICAL CONSIDERATIONS PRIOR TO FINAL DESIGN OF THE WALLS.
14. PRIOR TO TOPSOIL INSTALLATION, THE CONTRACTOR SHALL SCARIFY THE TOP 2"-3" OF THE BERM SECTION TO PROMOTE BONDING OF THE TOPSOIL WITH THE COMPACTED FILL. THE TOPSOIL DEPTH SHALL RANGE FROM 3"-4" ON THE DAM EMBANKMENT AND AQUATIC SHELF. PLEASE NOTE THE TOPSOIL SHALL BE AMENDED, AS DIRECTED BY A LANDSCAPE PROFESSIONAL, PRIOR TO INSTALLATION ON THE EMBANKMENT AND AQUATIC SHELF.
15. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLAN FOR THE PERMANENT PLANTING PLAN/SCHEDULE FOR THIS FACILITY. CONTRACTOR SHALL COORDINATE WITH A LANDSCAPE PROFESSIONAL REGARDING SCHEDULING FOR PLANT INSTALLATION. PLEASE NOTE THAT NO TREES/SHRUBS OF ANY TYPE MAY BE PLANTED ON THE PROPOSED DAM EMBANKMENT (FILL AREAS).

CONSTRUCTION SEQUENCE

1. PRIOR TO CONSTRUCTION, THE OWNER SHALL OBTAIN A LAND DISTURBING (GRADING) PERMIT AND AN "APPROVAL TO CONSTRUCT" FROM THE TOWN OF HOLLY SPRINGS AND ALL OTHER NECESSARY PERMITS FROM APPLICABLE AGENCIES (E.G. 404 / 401 PERMITS)
2. INSTALL ALL SEDIMENT AND EROSION CONTROL MEASURES PER THE APPROVED SEDIMENT AND EROSION CONTROL PLAN. THE CONTRACTOR SHALL MAINTAIN ALL APPROVED SEDIMENT AND EROSION CONTROL MEASURES THROUGHOUT THE ENTIRE PROJECT, AS REQUIRED. THE CONTRACTOR SHALL RECEIVE APPROVAL FROM THE EROSION CONTROL INSPECTOR, AS REQUIRED BY GOVERNING AGENCIES, PRIOR TO ANY CLEARING.
3. CLEAR AND GRUB AREA WITHIN THE LIMITS OF THE PROPOSED DAM CONSTRUCTION. ALL TREES AND THEIR ENTIRE ROOT SYSTEMS MUST BE REMOVED FROM THE DAM FOOTPRINT AREA AND BACKFILLED WITH SUITABLE SOIL MATERIAL. THE BACKFILLED AREAS SHALL BE COMPACTED TO THE SAME STANDARDS AS THE DAM EMBANKMENT. THE REMAINING AREA OF THE EMBANKMENT SHALL BE STRIPPED TO A SUITABLE DEPTH AS DIRECTED BY THE ON-SITE GEOTECHNICAL ENGINEER. ANY RESIDUAL SOILS TO BE LEFT IN PLACE MUST BE WELL SCARIFIED TO PROMOTE BONDING OF THE NEW EMBANKMENT FILL. NO EMBANKMENT MATERIAL SHALL BE PLACED FOR THE DAM OR KEY TRENCH UNTIL APPROVAL OF THE DAM SUBGRADE IS OBTAINED FROM THE ON-SITE GEOTECHNICAL ENGINEER.
4. EXCAVATE FOR THE NEW KEY TRENCH ALONG THE CENTERLINE OF THE PROPOSED DAM EMBANKMENT. THE TRENCH SHALL EXTEND A MINIMUM OF 5 FT BELOW EXISTING GRADE OR 2 FT BELOW THE 24"Ø RCP OUTLET BARREL AND SHALL HAVE A MINIMUM BOTTOM WIDTH OF 5 FEET. THE KEY TRENCH SIDESLOPES SHALL BE A MINIMUM OF 1:1 (H:V). WHEN EXCAVATING THE KEY TRENCH, IF ANY DEBRIS IS ENCOUNTERED TO AN EXTENT THAT SUCH DEBRIS MAY EXIST IN OTHER INSITU PORTIONS OF THE DAM EMBANKMENT, IT SHOULD ALSO BE REMOVED. THE KEY TRENCH SHALL BE COMPACTED TO THE SAME SPECIFICATION LISTED IN ITEM 4 OF THE SECTION TITLED "BERM AND SOIL COMPACTION SPECIFICATIONS." DEPENDING UPON ON-SITE SOIL CONDITIONS ENCOUNTERED DURING EXCAVATION, THE ON-SITE GEOTECHNICAL ENGINEER MAY VARY THE DEPTH AND DIMENSIONS OF THE KEY TRENCH AS DEEMED NECESSARY. THE ON-SITE GEOTECHNICAL ENGINEER SHALL RETAIN DOCUMENTATION OF ANY VARIATION FOR FUTURE AS-BUILT SUBMITTALS TO THE TOWN OF HOLLY SPRINGS.
5. BEGIN PLACEMENT OF BACKFILL WITHIN THE KEY TRENCH. THE KEY TRENCH SHALL BE COMPACTED TO THE SPECIFICATIONS LISTED ITEM 4 OF THE SECTION TITLED "BERM AND SOIL COMPACTION SPECIFICATIONS." THE KEY TRENCH SHALL BE TESTED PER THE SPECIFICATIONS LISTED IN THAT SECTION.
6. PRIOR TO INSTALLATION, SUBGRADE CONDITIONS ALONG THE SPILLWAY PIPES SHOULD BE EVALUATED BY THE ON-SITE GEOTECHNICAL ENGINEER TO ASSESS WHETHER SUITABLE BEARING CONDITIONS EXIST AT THE SUBGRADE LEVEL. SHOULD SOFT OR OTHERWISE UNSUITABLE CONDITIONS BE ENCOUNTERED ALONG THE PIPE ALIGNMENTS, THESE MATERIALS SHOULD BE UNDERCUT AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE UNDERCUT MATERIALS SHALL BE REPLACED WITH ADEQUATELY COMPACTED STRUCTURAL FILL, LEAN CONCRETE OR FLOWABLE FILL AS DIRECTED BY THE ON-SITE GEOTECHNICAL ENGINEER.
7. IN ORDER TO HELP PROTECT THE SOIL SUBGRADE FROM DETERIORATION (DUE TO EXPOSURE, RAINFALL, SEEPAGE, AND RUNOFF) BEFORE THE CRADLE CAN BE POURED, IT IS STRONGLY RECOMMENDED THAT A 3" TO 4" THICK CONCRETE MUD MAT BE POURED OVER THE SUBGRADE ONCE IT IS APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER. THE MUD MAT WILL ALSO PROVIDE BEARING FOR THE BLOCKS THAT TEMPORARILY SUPPORT THE SPILLWAY PIPE UNTIL THE CRADLE CAN BE POURED. THE METHOD OF BLOCK SUPPORT FOR THE PIPE PROPOSED BY THE CONTRACTOR SHOULD BE SUBMITTED TO THE JOHN R. McADAMS COMPANY FOR REVIEW.
8. BEGIN CONSTRUCTION OF THE NEW EMBANKMENT. FILL MATERIALS SHALL BE PLACED IN MAXIMUM 8" THICK LIFTS PRIOR TO COMPACTION, UNLESS DIRECTED OTHERWISE BY THE ON-SITE GEOTECHNICAL ENGINEER. FILL LIFTS SHALL BE CONTINUOUS OVER THE ENTIRE LENGTH OF FILL. IF IT IS NECESSARY, THE EMBANKMENT FILL MATERIAL WILL BE OVERBUILT IN HORIZONTAL LIFTS AND CUT BACK TO FINAL GRADE IN ORDER TO ACHIEVE PROPER COMPACTION.
9. AS CONSTRUCTION OF THE EMBANKMENT MOVES FORWARD, IT WILL BE NECESSARY TO INSTALL THE CONCRETE CRADLE. SEE NOTE ON CRADLE DETAIL (SHEET C9.XX). THIS MAY BE CONSTRUCTED USING ONE OF THE FOLLOWING METHODS:
   A. IF THE PROPOSED STRUCTURAL FILL MATERIAL IS UTILIZED AS THE FORMWORK FOR THE CONCRETE CRADLE, THEN THE STRUCTURAL FILL SHOULD BE INSTALLED AND COMPACTED UP TO THE TOP OF CONCRETE CRADLE ELEVATION. ONCE THE STRUCTURAL FILL REACHES THE NEXT DOWNSTREAM JUNCTION BOX OR HEADWALL AND IS COMPACTED TO THE ELEVATION OF THE TOP OF THE CONCRETE CRADLE, EXCAVATE THE CONCRETE CRADLE TRENCH PER THE PROVIDED DETAILS AND CONSTRUCT THE CONCRETE CRADLE AS PER THE PROVIDED CONCRETE CRADLE DETAIL.
   B. IF THE PROPOSED STRUCTURAL FILL IS NOT UTILIZED AS THE FORMWORK FOR THE CONCRETE CRADLE, THEN PRIOR TO CONSTRUCTING THE STRUCTURAL FILL EMBANKMENT, THE FORMWORK FOR THE CONCRETE CRADLE SHOULD BE INSTALLED ON EXISTING GROUND AND/OR THE MUD MAT. THE CONCRETE CRADLE SHALL BE CONSTRUCTED PER THE PROVIDED DETAILS
10. AS AN ALTERNATE TO A CONCRETE CRADLE UNDER THE BARREL PIPE (SEE SHEET C9.XX), THE CONTRACTOR MAY CHOOSE TO ELIMINATE THE CONCRETE CRADLE AND USE COMPACTED BACKFILL IF THE ON-SITE GEOTECHNICAL ENGINEER WILL PROVIDE A NC PE SEALED LETTER CERTIFYING THAT THE COMPACTION UNDER, AROUND, AND ABOVE THE BARREL MEETS THE SPECIFICATIONS OF THE EMBANKMENT COMPACTION REQUIREMENTS AND MOISTURE CONTENT. THIS CERTIFICATION LETTER MUST BE SUBMITTED TO THE DESIGN ENGINEER PRIOR TO BACKFILL. THIS SEPARATE CERTIFICATION MUST BE SPECIFIC TO THE BARREL PIPE FOR THE FACILITY, AND MUST CLEARLY STATE THAT ALL SOIL MATERIAL UNDER, AROUND, AND ABOVE THE BARREL PIPE MEETS THE BERM AND SOIL COMPACTION SPECIFICATIONS ON THIS SHEET. THIS CERTIFICATION IS TO INCLUDE REFERENCE TO BOTH MATERIAL AND COMPACTION, AND MUST STATE THAT ALL MATERIALS UNDER, AROUND, AND ABOVE THE BARREL HAVE BEEN COMPACTED PER THE BERM MATERIAL SPECIFICATIONS (AT LEAST 95% OF MAXIMUM DRY DENSITY USING ASTM D698 STANDARD PROCTOR) WITH NO VOID SPACES PRESENT. THE CONTRACTORS INTENT TO UTILIZE THIS ALTERNATIVE MUST BE STATED PRIOR TO CONSTRUCTION TAKING PLACE. THIS CONTRACTORS CERTIFICATION MUST BE PRESENTED TO THE DESIGN ENGINEER BEFORE AN AS-BUILT CERTIFICATION CAN BE ISSUED FOR THIS FACILITY.
11. INSTALL RISER / BARREL ASSEMBLY, ALONG WITH THE EMERGENCY DRAIN SYSTEM. INSTALL 24" RCP OUTLET BARREL SPILLWAY FILTER FROM THE DETAILS SHOWN ON C9.21.
12. CONSTRUCT EMBANKMENT PER SPECIFICATIONS LISTED IN THE SECTION TITLED "BERM AND SOIL COMPACTION SPECIFICATIONS" AND REQUIREMENTS OF THE ON-SITE GEOTECHNICAL ENGINEER. ALL CHARACTERISTICS OF THE EMBANKMENT FILL MATERIAL SHALL MEET THE STANDARDS SET FORTH IN "BERM AND SOIL COMPACTION SPECIFICATIONS", INCLUDING COMPACTION AND MOISTURE REQUIREMENTS. IF NECESSARY TO ACHIEVE PROPER COMPACTION, THE EMBANKMENT FILL MATERIAL WILL BE OVERBUILT IN HORIZONTAL LIFTS AND CUT BACK TO PROPER FINAL GRADE. ANY HAND COMPACTION ACTIVITIES AROUND SPILLWAY OR DRAIN STRUCTURES SHALL BE CONDUCTED IN 4-INCH LOOSE LIFTS AND BE TO THE SAME COMPACTION AND MOISTURE REQUIREMENTS AS THE ENTIRE EMBANKMENT. ALL COMPACTION AND MOISTURE TESTING SHALL BE CARRIED OUT AS DIRECTED BY THE ON-SITE GEOTECHNICAL ENGINEER AND AS LISTED IN THE SECTION TITLED "BERM AND SOIL COMPACTION SPECIFICATIONS".
13. UPON COMPLETION OF DAM EMBANKMENT, PROMPTLY STABILIZE AND SEED DAM EMBANKMENT PER SEEDING SCHEDULE. PERMANENT GROUND COVER SHALL BE ESTABLISHED PER THE PERMANENT SEEDING SCHEDULE FOUND ON SHEET C9.23.
14. SCHEDULE A FINAL AS-BUILT INSPECTION AND AS-BUILT SURVEY WITH THE ENGINEER AND SURVEYOR. AN AS-BUILT INSPECTION AND SURVEY SHALL BE SCHEDULED BEFORE IMPOUNDING WATER IN THE FACILITY AND A MINIMUM OF 60 DAYS PRIOR TO THE ANTICIPATED DATE OF CERTIFICATION APPROVAL. ANY COMMENTS OR DEFICIENCIES IN THE SCM CONSTRUCTION MUST BE CORRECTED TO THE SATISFACTION OF THE ENGINEER AND OWNER BEFORE CERTIFICATION SHALL BE GRANTED.

OUTLET STRUCTURE MATERIAL SPECIFICATIONS

1. THE 24"Ø RCP OUTLET BARREL SHALL BE CLASS III RCP, MODIFIED BELL AND SPIGOT, MEETING THE REQUIREMENTS OF ASTM C76-LATEST. THE PIPES SHALL HAVE CONFINED O-RING RUBBER GASKET JOINTS MEETING ASTM C-443-LATEST. THE PIPE JOINTS SHALL BE TYPE R-4.
2. THE STRUCTURAL DESIGN FOR THE 4' 4' 9" (INTERNAL DIMENSIONS) RISER BOX WITH EXTENDED BASE SHALL BE BY OTHERS. PRIOR TO ORDERING THE STRUCTURES, THE CONTRACTOR SHALL PROVIDE, TO THE DESIGN ENGINEER FOR REVIEW, SHOP DRAWINGS AND SUPPORTING STRUCTURAL CALCULATIONS SEALED BY A P.E. REGISTERED IN NORTH CAROLINA DEMONSTRATING THE PERTINENT VERTICAL LOADS ARE SUPPORTED BY THE CONCRETE RISER STRUCTURE.
3. THE RISER BOX OUTLET STRUCTURE SHALL BE PROVIDED WITH STEPS 16" ON CENTER. STEPS SHALL BE PROVIDED ON THE INNER WALL OF THE RISER BOX. STEPS SHALL BE IN ACCORDANCE WITH NCDOT STD. 840.66. PLEASE REFER TO SHEET C9.XX FOR LOCATION OF THE RISER STEPS. NOTE THE STEPS SHALL LINE UP WITH THE ACCESS HATCH OF THE TRASH RACK.
4. THE CONCRETE ANTI-FLOTATION BLOCK SHALL BE CAST-IN-PLACE. STEEL REINFORCEMENT AND CONNECTION TO THE RISER SHALL BE PROVIDED IN ACCORDANCE WITH THE DETAIL ON SHEET C9.XX. THE CONTRACTOR SHALL ENSURE THE WEIGHT OF THE ENTIRE RISER STRUCTURE IS GREATER THAN OR EQUAL TO XX,XXX LBS. IN LIEU OF CAST-IN-PLACE, THE CONTRACTOR MAY OPT FOR A PRECAST ANTI-FLOTATION BLOCK. SHOP DRAWINGS FOR THE PRECAST BLOCK SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. THE PRECAST ANTI-FLOTATION BLOCK SHALL HAVE A SHIPPING WEIGHT OF XX,XXX LBS.
5. THE RISER BOX JOINTS SHALL BE SEALED USING BUTYL RUBBER SEALANT CONFORMING TO ASTM-C990-LATEST. IF NECESSARY, THE CONTRACTOR SHALL INCORPORATE A WATERSTOP INTO THE RISER BOX JOINT TO ENSURE A WATERTIGHT CONNECTION. THE CONTRACTOR SHALL PARGE JOINTS ON BOTH THE INSIDE AND OUTSIDE WITH NON-SHRINK GROUT AND INSTALL GALVANIZED STEEL STRAPS PER DETAIL ON SHEET C9.XX.
6. PRIOR TO ORDERING, THE CONTRACTOR SHALL SUBMIT TRASH RACK SHOP DRAWINGS TO THE ENGINEER FOR REVIEW. CONTRACTOR SHALL ENSURE THAT AN ACCESS HATCH IS PROVIDED WITHIN THE TRASH RACK (SEE DETAIL FOR LOCATION) THAT WILL ALLOW FOR FUTURE MAINTENANCE ACCESS. CONTRACTOR SHALL ALSO PROVIDE A CHAIN AND LOCK FOR SECURING THE ACCESS HATCH. NOTE THE ACCESS HATCH SHALL LINE UP WITH THE ACCESS STEPS AFTER INSTALLATION.
7. ALL POURED CONCRETE SHALL MEET THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED:

   -MINIMUM 3000 PSI (28 DAY)
   -SLUMP = 3" - 5"
   -ENTRAINED AIR = 5% - 7%

   PLEASE NOTE NO CONCRETE SHALL BE POURED WHEN THE AMBIENT AIR TEMPERATURES ARE EXPECTED TO BE ABOVE 85°F OR BELOW 40°F. CAST-IN-PLACE CONCRETE SHALL BE "WET CURED" AFTER FINISHING FOR A MINIMUM OF 48 HOURS.

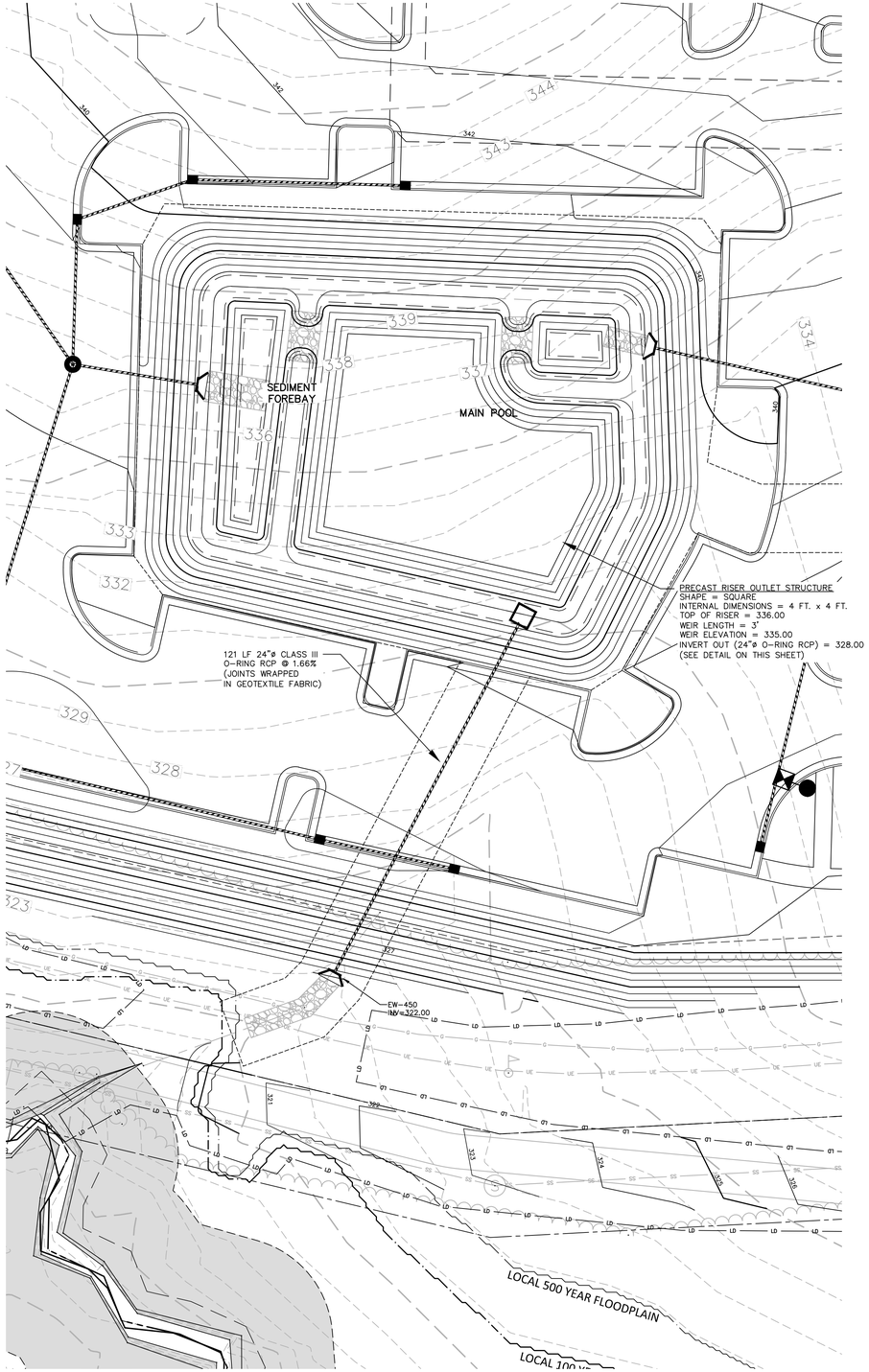
   ON-SITE GEOTECHNICAL ENGINEER TO ENSURE AND CERTIFY ALL POURED CONCRETE MEETS THE ABOVE SPECIFICATIONS.
8. GEOTEXTILE FABRIC FOR THE 24"Ø RCP OUTLET BARREL JOINTS SHALL BE MIRAFI 180N OR ENGINEER APPROVED EQUAL (NON-WOVEN FABRIC).
9. STORMWATER CONTROL MEASURE EMERGENCY DRAW DOWN IS VIA AN 2"Ø PLUG VALVE. THE VALVE SHALL BE A M&H STYLE 1820 ECCENTRIC VALVE OR APPROVED EQUAL. THIS VALVE IS IN ACCORDANCE WITH AWWA C-517, AND SHALL BE OPERABLE FROM TOP OF OUTLET STRUCTURE VIA A HAND WHEEL (SEE DETAIL SHEET C9.XX). THE CONTRACTOR SHALL PROVIDE A REMOVABLE VALVE WRENCH WITH A HAND WHEEL ON TOP FOR OPERATION OF THE 2"Ø PLUG VALVE.

BERM AND SOIL COMPACTION SPECIFICATIONS

1. PRIOR TO CONSTRUCTION, THE ON-SITE GEOTECHNICAL ENGINEER SHALL IDENTIFY BORROW / FILL AREAS AND VERIFY THEIR SUITABILITY FOR USE WITHIN THE DAM EMBANKMENT. ALSO, THE ON-SITE GEOTECHNICAL ENGINEER SHALL PERFORM STANDARD PROCTORS ON THE PROPOSED BORROW MATERIAL TO ENSURE THAT OPTIMUM MOISTURE CONTENT AND COMPACTION CAN BE ACHIEVED / CONTROLLED DURING CONSTRUCTION.
2. ALL FILL MATERIALS TO BE USED FOR THE DAM EMBANKMENT SHALL BE TAKEN FROM BORROW AREAS APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, WOOD, STONES GREATER THAN 6", AND FROZEN OR OTHER OBJECTIONABLE MATERIAL. THE FOLLOWING SOIL TYPES ARE SUITABLE FOR USE AS FILL WITHIN THE DAM EMBANKMENT AND KEY TRENCH: ML AND CL. ALL FILL MATERIALS SHALL BE APPROVED BY THE ONSITE GEOTECHNICAL ENGINEER FOR THE INTENDED USE.
3. FILL PLACEMENT FOR THE EMBANKMENT SHALL NOT EXCEED A MAXIMUM 8" LIFT (UNCOMPACTED). EACH LIFT SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF EMBANKMENT. BEFORE PLACEMENT OF FILL FOR THE BERM SECTION, ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND THE SURFACE PROPERLY PREPARED FOR FILL PLACEMENT. FILL MATERIAL ADJACENT TO ALL SPILLWAY AND DRAINAGE STRUCTURES SHALL BE PLACED IN 4-INCH (UNCOMPACTED) LIFTS AND HAND-COMPACTED TO THE SAME COMPACTION AND MOISTURE REQUIREMENTS AS THE ENTIRE EMBANKMENT.
4. ALL FILL SOILS USED IN THE EMBANKMENT CONSTRUCTION SHALL BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). THE FILL SOILS SHALL BE COMPACTED AT A MOISTURE CONTENT WITHIN -1 TO +3 PERCENT OF ITS OPTIMUM MOISTURE CONTENT. COMPACTION TESTS SHALL BE PERFORMED BY THE ON-SITE GEOTECHNICAL ENGINEER DURING CONSTRUCTION TO VERIFY THAT THE PROPER COMPACTION LEVEL HAS BEEN REACHED. THE FILL SHOULD BE COMPACTED USING A SHEEPSFOOT TYPE COMPACTOR. IN ORDER TO PREVENT DAMAGE TO THE PIPE, NO COMPACTION EQUIPMENT SHALL CROSS ANY PIPE UNTIL MINIMUM COVER IS ESTABLISHED ALONG THE PIPE.
5. THE DESIGN ENGINEER SHALL BE PROVIDED WITH REPORTS AND CERTIFICATION, BY THE ON-SITE GEOTECHNICAL ENGINEER, THAT THE GEOTECHNICAL ASPECTS OF THE FACILITY HAVE BEEN CONSTRUCTED PER PLAN. THIS CERTIFICATION MUST ADDRESS THE TESTING FOR MATERIALS AND COMPACTION OF THE DAM EMBANKMENT AND SPILLWAY. THESE REPORTS AND CERTIFICATION WILL BE NEEDED DURING THE AS-BUILT CERTIFICATION PROCESS FOR THIS STORMWATER CONTROL MEASURE. THEREFORE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE TESTING AND OBSERVATION WITH THE ON-SITE GEOTECHNICAL ENGINEER.
6. TESTING OF THE NEW FILL MATERIALS SHALL BE PERFORMED TO VERIFY THAT THE RECOMMENDED LEVEL OF COMPACTION IS ACHIEVED DURING CONSTRUCTION. THEREFORE, ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 2,500 SQUARE FEET OF AREA FOR EVERY LIFT OF FILL OR AS RECOMMENDED BY THE ON-SITE GEOTECHNICAL ENGINEER.
7. TESTING WILL BE REQUIRED ALONG THE 24"Ø RCP OUTLET BARREL AT A FREQUENCY OF ONE TEST PER 25 LF OF PIPE PER VERTICAL FOOT OF FILL OR AS DIRECTED BY THE ON-SITE GEOTECHNICAL ENGINEER.

STATEMENT OF RESPONSIBILITY

1. ALL REQUIRED MAINTENANCE AND INSPECTIONS OF THE STORMWATER CONTROL MEASURE SHALL BE THE RESPONSIBILITY OF THE OWNER, PER THE EXECUTED OPERATION AND MAINTENANCE AGREEMENT FOR THIS FACILITY.



GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

STORMWATER CONTROL MEASURE 'D' PLAN VIEW
1" = 20'

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

1317 N MAIN COMMERCIAL TRACT DEVELOPMENT PLAN
DEVELOPMENT PLANS - AMENDMENT #2
1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 036231 ADAM C. PIKE
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

PLAN INFORMATION

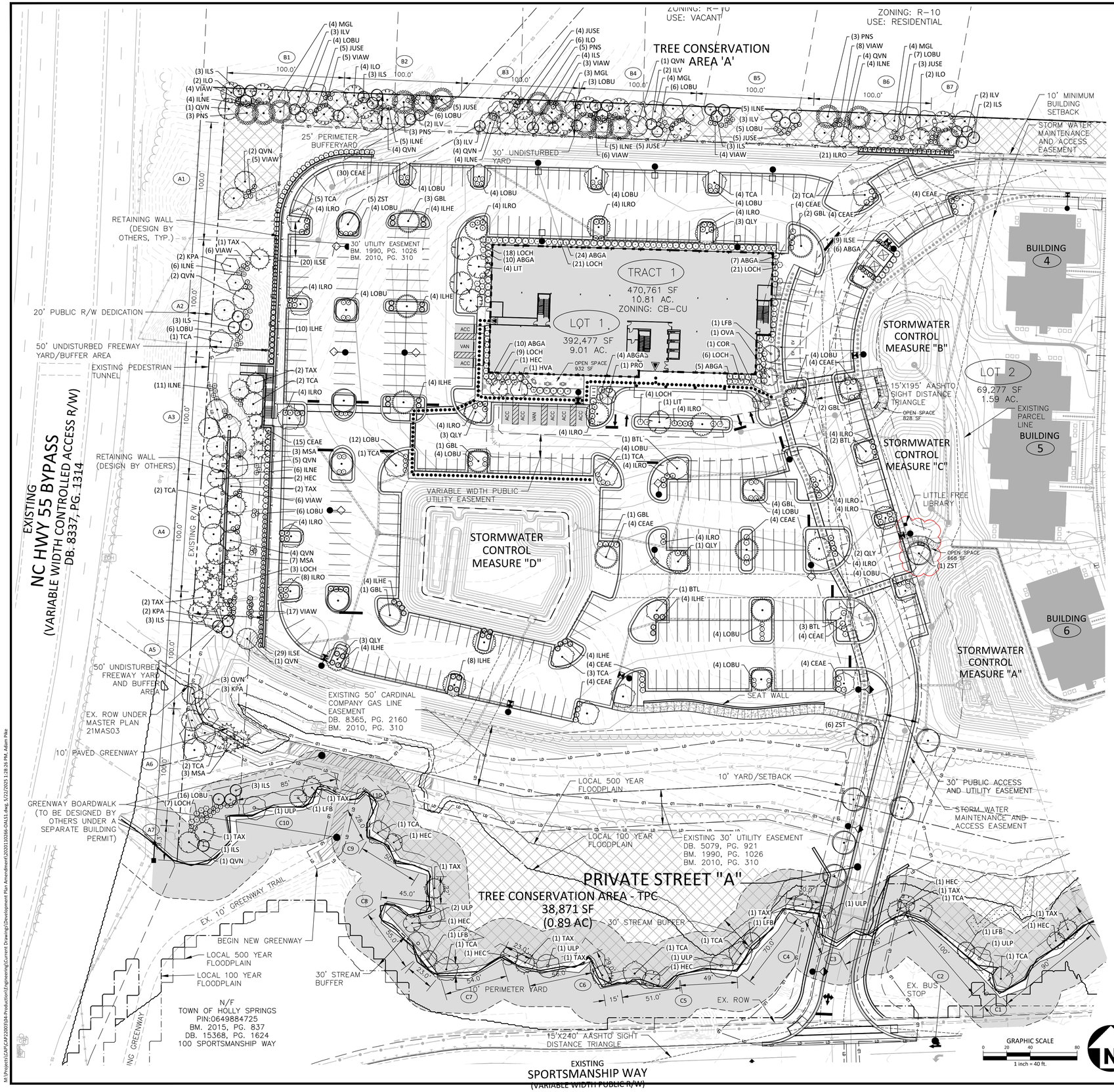
PROJECT NO.	CAP-22003
FILENAME	CAP22003-SWD
CHECKED BY	ACP / MDS
DRAWN BY	
SCALE	1" = 40'
DATE	03.07.25

SHEET

SCM "D" PLAN AND DETAILS

C9.00

M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawings\Development Plan Amendment\CAP22003-SWD.dwg, 5/23/2025 1:25:58 PM, Adam Pike



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TREE CONSERVATION AREA
- STREAM BUFFER

PLANT SCHEDULE SITE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME
EVERGREEN TREES			
	ILO	AMERICAN HOLLY	ILEX OPACA
	MGL	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
	PNS	WHITE PINE	PINUS STROBUS
	QVN	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA
DECIDUOUS CANOPY TREES			
	BTL	SWEET BIRCH	BETULA LENTA
	GBL	MAIDENHAIR TREE	GINKGO BILOBA
	LIT	ARNOLD TULIP POPLAR	LIRIODENDRON TULIPIFERA 'ARNOLD'
	QLY	OVERCUP OAK	QUERCUS LYRATA
	TAX	BALD CYPRESS	TAXODIUM DISTICHUM
	TCA	LITTLELEAF LINDEN	TILIA CORDATA
	ULP	LACEBARK ELM	ULMUS PARVIFOLIA
	ZST	SAWLEAF ZELKOVA	ZELKOVA SERRATA
EVERGREEN UNDERSTORY TREES			
	ILS	NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'
	ILV	YAUPON HOLLY	ILEX VOMITORIA
	MSA	SAUCER MAGNOLIA	MAGNOLIA X SOULANGEANA
SMALL DECIDUOUS TREES			
	COR	STELLAR PINK® DOGWOOD	CORNUS X 'RUTGAN'
	HEC	SILVERBELL	HALESIA CAROLINA
	HVA	COMMON WITCH HAZEL	HAMAMELIS VIRGINIANA
	KPA	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA
	LFB	BILOXI CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'BILOXI'
	OVA	AMERICAN HOPHORNBEAM	OSTRYA VIRGINIANA
	PRO	OKAME FLOWERING CHERRY	PRUNUS X 'OKAME'
SHRUBS			
	ABGA	TWIST OF LIME GLOSSY ABELIA	ABELIA X GRANDIFLORA 'HOPLEYS'
	CEAE	NEW JERSEY TEA	CEANOTHUS AMERICANUS
	ILHE	HELER JAPANESE HOLLY	ILEX CRENATA 'HELLERI'
	ILNE	NEEDLEPOINT CHINESE HOLLY	ILEX CORNUTA 'NEEDLEPOINT'
	ILRO	ROTUNDA DWARF CHINESE HOLLY	ILEX CORNUTA 'ROTUNDA'
	ILSE	STEEDS JAPANESE HOLLY	ILEX CRENATA 'STEEDS'
	JUSE	SEA GREEN PFITZER JUNIPER	JUNIPERUS X PFITZERIANA 'SEA GREEN'
	LOBU	BURGUNDY FRINGE FLOWER	LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'
	LOCH	PURPLELEAF FRINGE FLOWER	LOROPETALUM CHINENSE RUBRUM
	VIAW	CHINDO SWEET VIBURNUM	VIBURNUM AWABUKI 'CHINDO'

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

1317 N MAIN COMMERCIAL TRACT DEVELPMENT PLAN

DEVELOPMENT PLANS - AMENDMENT #2

1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA LANDSCAPE ARCHITECTURE SHARA RUNGE DONOHOE 2027
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	CAP-22003
FILENAME	202011026-OAS1
CHECKED BY	ACP / MDS
DRAWN BY	MCG
SCALE	1"=40'
DATE	03.07.25

SHEET

LANDSCAPE PLAN

L5.01

M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawings\Development Plan Amendment\202011026-OAS1.dwg, 5/22/2025 1:28:26 PM, Adam Pike

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

PLANT SCHEDULE SITE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	REMARKS
DECIDUOUS CANOPY TREES						
	BTL	7	SWEET BIRCH	BETULA LENTA	2.5" MIN	10.60%
	GBL	14	MAIDENHAIR TREE	GINKGO BILOBA	2.5" MIN	21.21%
	LIT	5	ARNOLD TULIP POPLAR	LIRIODENDRON TULIPIFERA 'ARNOLD'	2.5" MIN	7.57%
	QLY	12	OVERCUP OAK	QUERCUS LYRATA	2.5" MIN	18.18%
	TCA	16	LITTLELEAF LINDEN	TILIA CORDATA	2.5" MIN	24.24%
	ZST	12	SAWLEAF ZELKOVA	ZELKOVA SERRATA	2.5" MIN	18.18%
		66	SUBTOTAL:			
SMALL DECIDUOUS TREES						
	COR	1	STELLAR PINK® DOGWOOD	CORNUS X 'RUTGAN'	1.5" MIN	16.66%
	HEC	1	SILVERBELL	HALESIA CAROLINA	1.5" MIN	16.66%
	HVA	1	COMMON WITCH HAZEL	HAMAMELIS VIRGINIANA	1.5" MIN	16.66%
	LFB	1	BILOXI CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'BILOXI'	1.5" MIN	16.66%
	OVA	1	AMERICAN HOPHORNBEAM	OSTRYA VIRGINIANA	1.5" MIN	16.66%
	PRO	1	OKAME FLOWERING CHERRY	PRUNUS X 'OKAME'	1.5" MIN	16.66%
		6	SUBTOTAL:			

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	REMARKS
SHRUBS						
	ABGA	66	TWIST OF LIME GLOSSY ABELIA	ABELIA X GRANDIFLORA 'HOPLEYS'	36" MIN	13.44%
	CEAE	85	NEW JERSEY TEA	CEANOTHUS AMERICANUS	36" MIN	17.31%
	ILHE	46	HELER JAPANESE HOLLY	ILEX CRENATA 'HELLERI'	36" MIN	9.36%
	ILRO	93	ROTUNDA DWARF CHINESE HOLLY	ILEX CORNUTA 'ROTUNDA'	36" MIN	18.94%
	ILSE	58	STEEDS JAPANESE HOLLY	ILEX CRENATA 'STEEDS'	36" MIN	11.81%
	LOBU	64	BURGUNDY FRINGE FLOWER	LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'	36" MIN	13.03%
	LOCH	79	PURPLELEAF FRINGE FLOWER	LOROPETALUM CHINENSE RUBRUM	36" MIN	16.08%
		491	SUBTOTAL:			

SPECIES DIVERSITY

INCLUDES PLANT TOTALS FROM OVERALL SITE (EXCLUDING BUFFERS)

CANOPY TREES
TOTAL: 66
MAX. OF ONE SPECIES ALLOWED: =17 (25%)
MAX. OF ONE SPECIES PROVIDED: =16

UNDERSTORY TREES
TOTAL: 6
MAX. OF ONE SPECIES ALLOWED: =1.5 (25%)
MAX. OF ONE SPECIES PROVIDED: =1

SHRUBS
TOTAL: 491
MAX. OF ONE SPECIES ALLOWED: =122.75 (25%)
MAX. OF ONE SPECIES PROVIDED: =93

GENERAL NOTES

1. BUFFER SEGMENTS NOT MEETING A–20 BUFFER REQUIREMENTS SHALL BE RE–PLANTED PER THE 20' PRESERVATION (A–20) GREENBELT DETAIL THIS PAGE.
2. ALL TREES SHALL BE LOCATED A MINIMUM OF 25' FROM THE BASE OF ALL STREET LIGHT POLES.
3. ALL TREES SHALL BE LOCATED OUTSIDE OF SITE DISTANCE TRIANGLES. THE TOWN SHALL TRIM OR REMOVE ANY STREET TREES OR LIMBS THAT CONFLICT WITH SIGHT DISTANCE REQUIREMENTS.
4. STREET TREES SHALL INCLUDE A ROOT GUARD LOCATED BETWEEN BACK OF CURB AND SIDEWALK PER TOWN OF HOLLY SPRINGS STANDARDS. SEE DETAIL THIS SHEET.
5. AT THE TIME OF INSTALLATION THE NURSERY TAGS MUST REMAIN ON ALL STREET TREES AND A WRITTEN STATEMENT FROM THE CONTRACTOR, CERTIFIED BY THE LANDSCAPE ARCHITECT, MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING TO CERTIFY THAT THE CORRECT SPECIES OF TREES HAVE BEEN INSTALLED.
6. STREET TREES ARE TO BE CENTERED IN THE PUBLIC RIGHT–OF–WAY WITHIN THE UTILITY STRIP BETWEEN SIDEWALK AND BACK OF CURB.
7. HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF LANDSCAPING AFTER EXPIRATION OF THE INITIAL LANDSCAPE WARRANTY.
8. TREE LOCATIONS ARE SCHEMATIC AND MAY BE FIELD ADJUSTED DURING CONSTRUCTION TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES.

LANDSCAPING NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HOLLY SPRINGS AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF 'AMERICAN STANDARD FOR NURSERY STOCK' AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
14. PROPOSED TREES TO BE PLANTED A MINIMUM 25 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
15. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
16. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
17. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
18. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
19. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
20. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
21. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND–TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
22. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STACKED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
23. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
24. ALL PROPOSED PLANTINGS TO BE IN MULCH PLANTING BEDS UNLESS OTHERWISE SPECIFIED. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
25. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
26. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
27. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
28. PLANTING MATERIAL LOCATED WITHIN 5 FT OF BACK OF CURB AND LOCATED AT A CRITICAL TURNING POINT WITHIN A PARKING AREA SHALL BE MAINTAINED NOT TO EXCEED 36 IN.

WARRANTY & MAINTENANCE:

1. WARRANTY: INSTALLER SHALL REPAIR OR REPLACE ANY PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
   - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT, ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
   - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
2. INSTALLER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY REQUIRED PLANTING, WHICH IS REMOVED OR DIES AFTER THE PLANTING DATE. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON; AND, THE REPLACEMENT OF ANY TREE IN A TREE SAVE AREA, WHICH IS REMOVED OR DIES AFTER THE DATE OF APPROVAL OF A PRESERVATION LANDSCAPE PLAN. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT PLANTING SEASON.
3. MAINTENANCE: INITIAL MAINTENANCE SHALL BE PROVIDED IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL SUBSTANTIAL COMPLETION. UPON SUBSTANTIAL COMPLETION, MAINTENANCE FOR ALL PLANT MATERIAL SHALL BE PROVIDED FOR ONE YEAR AT A MINIMUM SHALL INCLUDE:
   - TREE AND SHRUB MAINTENANCE: MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
   - GROUND COVER AND PLANT MAINTENANCE: MAINTAIN AND ESTABLISH PLANTINGS BY WATERING, WEEDING, FERTILIZING, MULCHING, AND OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS.
   - PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.
4. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPE BY KEEPING LAWNS MOWED, ALL PLANTINGS MAINTAINED AS DISEASE FREE, ALL PLANTING BEDS GROOMED AND KEPT WEED FREE (EXCEPT IN AREAS OF PRESERVED EXISTING NATURAL VEGETATION, I.E. THICKETS) AND KEPT FREE FROM TRASH, DEBRIS AND OTHER OBJECTIONABLE MATERIALS.

INTERIOR PARKING AREA

TOTAL PARKING SPACES: 372 (9 OF 372 ACCESSIBLE)
PARKING ISLANDS REQUIRED: 37 (1 ISLAND PER 10 SPACES)
PARKING ISLANDS PROVIDED: 54 ISLANDS

CANOPY TREES REQUIRED: 54 (1/ISLAND)
CANOPY TREES PROVIDED: 54

SHRUBS REQUIRED: 216 (4/ISLAND)
SHRUBS PROVIDED: 216

STREET TREES CALCULATIONS

ENTRANCE FROM SPORTSMANSHIP WAY 324 LF
TREES REQUIRED: 7 (1/50 LF)
TREES PROVIDED: 6 *DUE TO EXISTING EASEMENTS

FOUNDATION LANDSCAPING

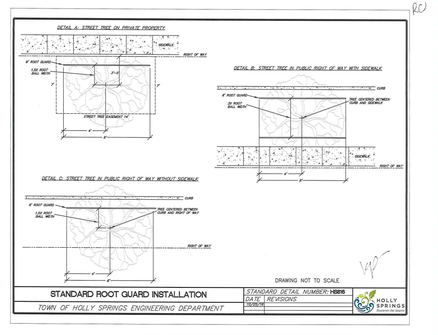
NORTH ELEVATION
REQUIRED TREES 240 LF / 75 = 3 CANOPY OR 6 UNDERSTORY TREES
PROVIDED TREES 3 CANOPY TREES (RELOCATED TO WEST ELEVATION)
REQUIRED SHRUBS 240 LF / 5 = 48 LARGE OR 68 MEDIUM OR 136 SMALL SHRUBS
PROVIDED SHRUBS 48 LARGE SHRUBS AT 36" HEIGHT (2 RELOCATED TO SOUTH ELEVATION – ISLAND*)

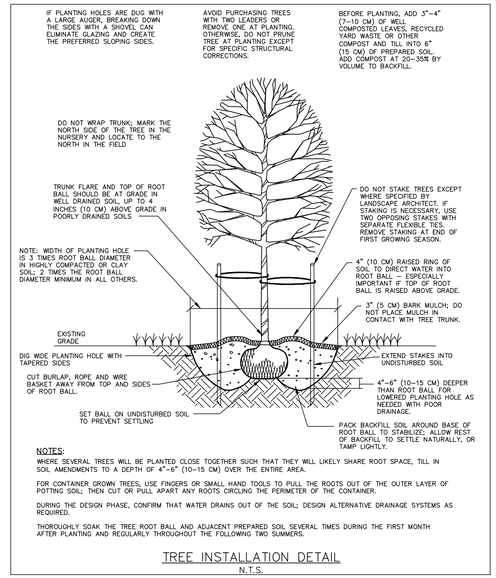
WEST ELEVATION
REQUIRED TREES 110 LF / 75 = 1 CANOPY OR 3 UNDERSTORY TREES
PROVIDED TREES 1 CANOPY TREE
REQUIRED SHRUBS 110 LF / 5 = 22 LARGE OR 33 MEDIUM OR 66 SMALL SHRUBS
PROVIDED SHRUBS 22 LARGE SHRUBS AT 36" HEIGHT

SOUTH ELEVATION
REQUIRED TREES 240 LF / 75 = 3 CANOPY OR 6 UNDERSTORY TREES
PROVIDED TREES 6 UNDERSTORY TREES (3 RELOCATED TO EAST ELEVATION)
REQUIRED SHRUBS 240 LF / 5 = 48 LARGE OR 69 MEDIUM OR 138 SMALL SHRUBS
PROVIDED SHRUBS 48 LARGE SHRUBS AT 36" HEIGHT
(2 RELOCATED TO ISLAND*, 7 TO EAST ELEVATION, 5 TO WEST ELEVATION)

EAST ELEVATION
REQUIRED TREES 105 LF / 75 = 1 CANOPY OR 3 UNDERSTORY TREES
PROVIDED TREES 1 CANOPY TREE (RELOCATED TO SOUTH ELEVATION – ISLAND*)
REQUIRED SHRUBS 105 LF / 5 = 21 LARGE OR 36 MEDIUM OR 72 SMALL SHRUBS
PROVIDED SHRUBS 21 LARGE SHRUBS AT 36" HEIGHT

*DUE TO LIMITED PLANTING AREA ADDITIONAL FOUNDATION PLANTINGS PROVIDED AT ISLAND IN FRONT OF SOUTH ELEVATION BUILDING DROP OFF





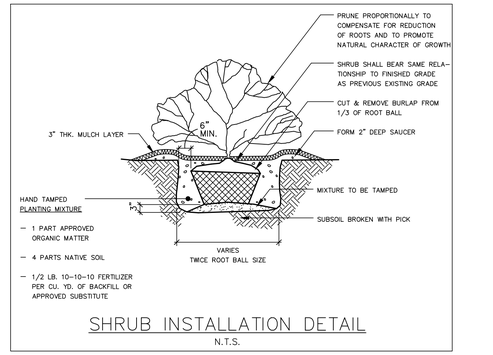
NOTES:
WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4"–6" (10–15 CM) OVER THE ENTIRE AREA.

FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.

DURING THE DESIGN PHASE, CONFIRM THAT WATER DRAINS OUT OF THE SOIL; DESIGN ALTERNATIVE DRAINAGE SYSTEMS AS REQUIRED.

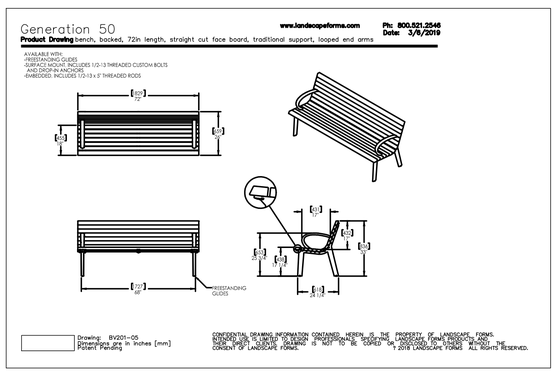
THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.

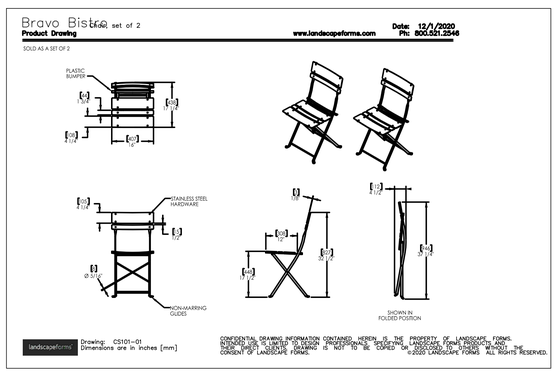
TREE INSTALLATION DETAIL
N.T.S.

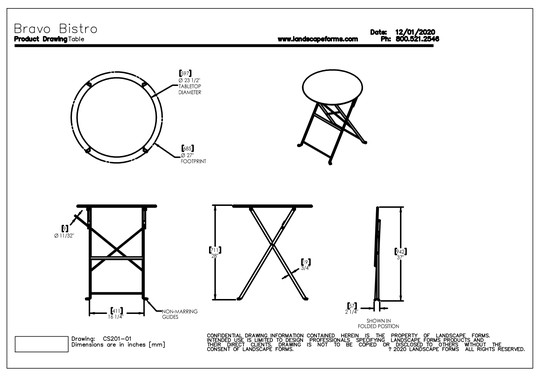


SHRUB INSTALLATION DETAIL
N.T.S.

HARDSCAPE AREA FURNISHING DETAILS









MODEL: MINI SHED LITTLE FREE LIBRARY AND LIBRARY POST WITH TOPPER KIT
MANUFACTURER: LITTLE FREE LIBRARY

NOTES:
1. CONTRACTOR TO PAINT OR STAIN LIBRARY AND POST PRIOR TO INSTALLATION
2. ASSEMBLE AND INSTALL PER MANUFACTURER SPECFICATIONS

LITTLE FREE LIBRARY
SCALE: NTS

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

1317 N MAIN COMMERCIAL TRACT DEVELPMENT PLAN

DEVELOPMENT PLANS - AMENDMENT #2
1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

PLAN INFORMATION

PROJECT NO.	CAP-22003
FILENAME	CAP22003-LS1
CHECKED BY	ACP / MDS
DRAWN BY	MCG
SCALE	
DATE	03.07.25

SHEET

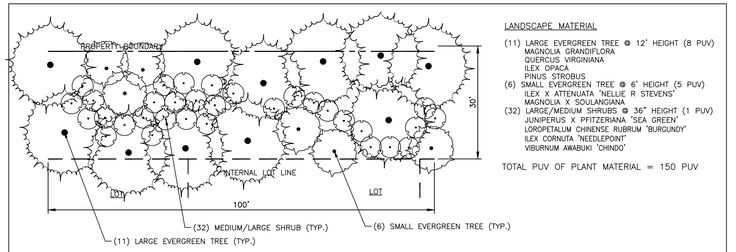
LANDSCAPE NOTES AND DETAILS

L5.02

M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawings\Development Plan Amendment\20201102666-DAL51.dwg, 5/22/2025 1:28:55 PM, Adam Pike

PLANT SCHEDULE 30' C-150 PERIMETER BUFFERYARD

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
EVERGREEN TREES							
	ILO	14	AMERICAN HOLLY	ILEX OPACA	-	12` MIN	6.93%
	MGL	15	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	-	12` MIN	7.43%
	PNS	14	WHITE PINE	PINUS STROBUS	-	12` MIN	6.93%
	QVN	14	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	-	12` MIN	6.93%
EVERGREEN UNDERSTORY TREES							
	ILS	15	NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'	-	6`	7.43%
	ILV	15	YAUPON HOLLY	ILEX VOMITORIA	-	6`	7.43%
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	REMARKS
SHRUBS							
	ILNE	27	NEEDLEPOINT CHINESE HOLLY	ILEX CORNUTA 'NEEDLEPOINT'	36" MIN		13.37%
	JUSE	27	SEA GREEN PFITZER JUNIPER	JUNIPERUS X PFITZERIANA 'SEA GREEN'	36" MIN		13.37%
	LOBU	31	BURGUNDY FRINGE FLOWER	LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'	36" MIN		15.35%
	VIAW	30	CHINDO SWEET VIBURNUM	VIBURNUM AWABUKI 'CHINDO'	36" MIN		14.85%



LANDSCAPE MATERIAL

(11) LARGE EVERGREEN TREE @ 12' HEIGHT (8 PUV)
- MAGNOLIA GRANDIFLORA
- QUERCUS VIRGINIANA
- ILEX OPACA
- PINUS STROBUS

(6) SMALL EVERGREEN TREE @ 6' HEIGHT (5 PUV)
- ILEX X ATTENUATA 'NELLIE R STEVENS'
- MAGNOLIA X SOULANGIANA

(32) LARGE/MEDIUM SHRUBS @ 36" HEIGHT (1 PUV)
- JUNIPERUS X PFITZERIANA 'SEA GREEN'
- LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'
- ILEX CORNUTA 'NEEDLEPOINT'
- VIBURNUM AWABUKI 'CHINDO'

TOTAL PUV OF PLANT MATERIAL = 150 PUV

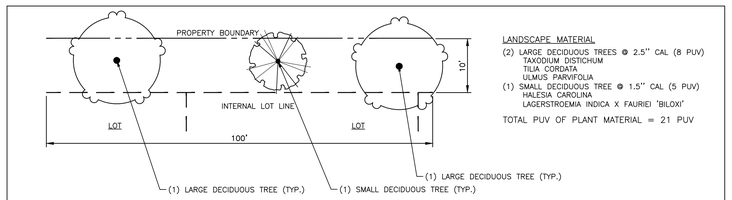
30' (C-150) LANDSCAPE PERIMETER BUFFERYARD
NOT TO SCALE
(MAXIMUM 25% OF ANY SPECIES FOR SECTIONS REQUIRING MORE THAN 25 TREES)

30' C-150 PERIMETER BUFFERYARD					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
B1 100 LF	*(3) EX LARGE DECIDUOUS TREES @ 2"-4" CAL (3 PUV) *(1) EX LARGE DECIDUOUS TREES @ 4"-6" CAL (6 PUV) (11) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (6) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (17) LARGE/MED SHRUBS @ 36" HT (1 PUV)	9 6 88 30 17	 150	6.00% 4.00% 58.67% 20.00% 11.33%	C-150
B2 100 LF	*(1) EX LARGE DECIDUOUS TREES @ 4"-6" CAL (6 PUV) (11) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (6) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (26) LARGE/MED SHRUBS @ 36" HT (1 PUV)	6 88 30 26	 150	4.00% 58.67% 20.00% 17.33%	C-150
B3 100 LF	*(1) EX LARGE DECIDUOUS TREES @ 4"-6" CAL (6 PUV) *(3) EX LARGE DECIDUOUS TREES @ >6" CAL (9) (11) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (3) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (14) LARGE/MED SHRUBS @ 36" HT (1 PUV)	6 27 88 15 14	 150	4.00% 18.00% 58.67% 10.00% 9.33%	C-150
B4 100 LF	*(2) EX LARGE DECIDUOUS TREES @ 2"-4" CAL (3 PUV) *(1) EX LARGE DECIDUOUS TREES @ >6" CAL (9 PUV) (11) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (5) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (22) LARGE/MED SHRUBS @ 36" HT (1 PUV)	6 9 88 25 22	 150	4.00% 6.00% 58.67% 16.66% 14.67%	C-150
B5 100 LF	(8) EX LARGE EVERGREEN TREES @ >12' HT (12 PUV) (6) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (24) LARGE/MED SHRUBS @ 36" HT (1 PUV)	96 30 24	 150	64.00% 20.00% 16.00%	C-150
B6 100 LF	(4) EX LARGE EVERGREEN TREES @ >12' HT (12 PUV) (1) EX LARGE EVERGREEN TREES @ 8"-12' HT (8 PUV) (10) LARGE EVERGREEN TREES @ >12' HT (8 PUV) (14) LARGE/MED SHRUBS @ 36" HT (1 PUV)	48 8 80 14	 150	32.00% 5.33% 53.34% 9.33%	C-150
B7 40 LF	(4) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (4) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (8) LARGE/MED SHRUBS @ 36" HT (1 PUV)	32 20 8	 60	53.33% 33.33% 13.34%	C-150 (60 REQ)

* DENOTES INSTANCES WHERE A DECIDUOUS TREE HAS BEEN COUNTED TOWARDS EVERGREEN PUV REQUIREMENTS PER TABLE 7.01-D OF THE HOLLY SPRINGS UDO LANDSCAPE REGULATIONS

PLANT SCHEDULE 10' A-20 LANDSCAPE PERIMETER YARD

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	REMARKS
DECIDUOUS CANOPY TREES						
	TAX	7	BALD CYPRESS	TAXODIUM DISTICHUM	2.5" MIN	23.33%
	TCA	6	LITTLELEAF LINDEN	TILIA CORDATA	2.5" MIN	20.00%
	ULP	7	LACEBARK ELM	ULMUS PARVIFOLIA	2.5" MIN	23.33%
SMALL DECIDUOUS TREES						
	HEC	6	SILVERBELL	HALESIA CAROLINA	1.5" MIN	20.00%
	LFB	4	BILOXI CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'BILOXI'	1.5" MIN	13.33%



LANDSCAPE MATERIAL

(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)
- TAXODIUM DISTICHUM
- TILIA CORDATA
- ULMUS PARVIFOLIA

(1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)
- HALESIA CAROLINA
- LAGERSTROEMIA INDICA X FAURIEI 'BILOXI'

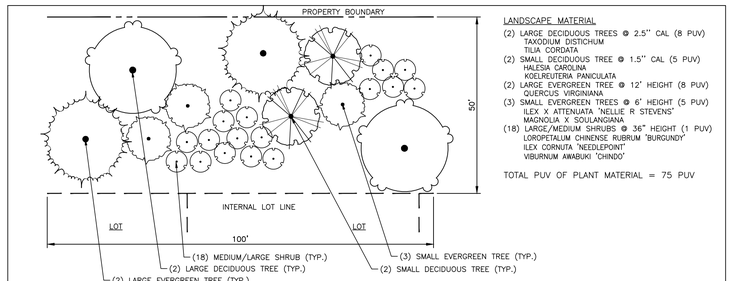
TOTAL PUV OF PLANT MATERIAL = 21 PUV

10' (A-20) LANDSCAPE PERIMETER YARD
NOT TO SCALE
(MAXIMUM 25% OF ANY SPECIES FOR SECTIONS REQUIRING MORE THAN 25 TREES)

10' A-20 PERIMETER YARD					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
C1 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A-20
C2 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A-20
C3 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A-20
C4 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A-20
C5 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A-20
C6 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A-20
C7 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A-20
C8 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A-20
C9 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A-20
C10 85 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)	16 5	 21	76.19% 23.81%	A-20 (17 REQ)

PLANT SCHEDULE 50' FREEWAY YARD/BUFFER AREA B-75 - UNDISTURBED

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
EVERGREEN TREES							
	QVN	18	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	-	12` MIN	11.25%
DECIDUOUS CANOPY TREES							
	TAX	8	BALD CYPRESS	TAXODIUM DISTICHUM	2.5" MIN		5.00%
	TCA	7	LITTLELEAF LINDEN	TILIA CORDATA	2.5" MIN		4.38%
EVERGREEN UNDERSTORY TREES							
	ILS	10	NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'	-	6`	6.25%
	MSA	13	SAUCER MAGNOLIA	MAGNOLIA X SOULANGEANA	-	6`	8.13%
SMALL DECIDUOUS TREES							
	HEC	2	SILVERBELL	HALESIA CAROLINA	1.5" MIN		2.50%
	KPA	7	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	1.5" MIN		3.13%
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	REMARKS
SHRUBS							
	ILNE	23	NEEDLEPOINT CHINESE HOLLY	ILEX CORNUTA 'NEEDLEPOINT'	36" MIN		14.38%
	LOBU	28	BURGUNDY FRINGE FLOWER	LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'	36" MIN		6.25%
	LOCH	10	PURPLELEAF FRINGE FLOWER	LOROPETALUM CHINENSE RUBRUM	36" MIN		17.50%
	VIAW	34	CHINDO SWEET VIBURNUM	VIBURNUM AWABUKI 'CHINDO'	36" MIN		21.25%



LANDSCAPE MATERIAL

(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV)
- TAXODIUM DISTICHUM
- TILIA CORDATA

(2) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV)
- HALESIA CAROLINA
- KOELREUTERIA PANICULATA

(2) LARGE EVERGREEN TREE @ 12' HEIGHT (8 PUV)
- QUERCUS VIRGINIANA

(3) SMALL EVERGREEN TREES @ 6' HEIGHT (5 PUV)
- ILEX X ATTENUATA 'NELLIE R STEVENS'
- MAGNOLIA X SOULANGIANA

(18) LARGE/MEDIUM SHRUBS @ 36" HEIGHT (1 PUV)
- LOROPETALUM CHINENSE RUBRUM 'BURGUNDY'
- ILEX CORNUTA 'NEEDLEPOINT'
- VIBURNUM AWABUKI 'CHINDO'

TOTAL PUV OF PLANT MATERIAL = 75 PUV

50' FREEWAY YARD / BUFFER AREA (B-75) - UNDISTURBED
NOT TO SCALE
(MAXIMUM 25% OF ANY SPECIES FOR SECTIONS REQUIRING MORE THAN 25 TREES)

50' FREEWAY YARD / BUFFER AREA B-75-UNDISTURBED					
INCREMENT	LANDSCAPE MATERIAL	PUV OF MATERIAL	TOTAL PUV PROVIDED	% OF PUV	PUV REQUIRED
A1 100 LF	(3) EX LARGE DECIDUOUS TREES @ 4"-6"CAL (12 PUV) *(2) EX LARGE DECIDUOUS TREES @ >6" CAL (9 PUV) (2) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (5) LARGE/MED SHRUBS @ 36" HT (1 PUV)	36 18 16 5	 75	48.00% 24.00% 21.33% 6.67%	B-75
A2 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (2) SMALL DECIDUOUS TREES @ 1.5" CAL (5 PUV) (2) LARGE EVERGREEN TREES @ >12' HT (8 PUV) (3) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (18) LARGE/MEDIUM SHRUBS @ 36" HT (1 PUV)	16 10 16 15 18	 75	4.00% 58.67% 20.00% 17.33%	B-75
A3 100 LF	(4) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV) (5) LARGE EVERGREEN TREES @ >12' HT (8 PUV) (3) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (15) LARGE/MED SHRUBS @ 36" HT (1 PUV)	32 5 40 15 15	 107	29.90% 4.67% 37.39% 14.02% 14.02%	B-75
A4 100 LF	(4) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREES @ 1.5" CAL (5 PUV) (4) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (5) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (15) LARGE/MED SHRUBS @ 36" HT (1 PUV)	32 5 32 30 15	 114	28.07% 4.39% 28.07% 26.31% 13.16%	B-75
A5 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (3) SMALL DECIDUOUS TREES @ 1.5" CAL (5 PUV) (2) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (5) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (17) LARGE/MED SHRUBS @ 36" HT (1 PUV)	16 15 16 25 17	 89	17.98% 16.85% 17.98% 28.09% 19.10%	B-75
A6 100 LF	(2) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) SMALL DECIDUOUS TREE @ 1.5" CAL (5 PUV) (2) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (6) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (20) LARGE/MED SHRUBS @ 36" HT (1 PUV)	16 10 16 30 20	 92	17.39% 10.87% 17.39% 32.62% 21.73%	B-75
A7 29.3 LF	(1) LARGE DECIDUOUS TREES @ 2.5" CAL (8 PUV) (1) LARGE EVERGREEN TREES @ 12' HT (8 PUV) (1) SMALL EVERGREEN TREES @ 6' HT (5 PUV) (3) LARGE/MED SHRUBS @ 36" HT (1 PUV)	8 8 5 3	 89	17.98% 16.85% 17.98% 28.09%	B-75 (22 REQ)

* DENOTES INSTANCES WHERE A DECIDUOUS TREE HAS BEEN COUNTED TOWARDS EVERGREEN PUV REQUIREMENTS PER TABLE 7.01-D OF THE HOLLY SPRINGS UDO LANDSCAPE REGULATIONS

NOTE: ADDITIONAL PLANTINGS HAVE BEEN PROVIDED ALONG THE GREENWAY TRAIL THAT EXCEED THE PLANTING REQUIREMENTS BY ToHS IN THE UNDISTURBED BUFFER.

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF HOLLY SPRINGS AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

CAPITAL ASSOCIATES
1501 SUNRISE AVENUE, SUITE 100
RALEIGH, NORTH CAROLINA 27608
PHONE: 919.233.9901

CAPITAL ASSOCIATES

1317 N MAIN COMMERCIAL TRACT DEVELPMENT PLAN

DEVELOPMENT PLANS - AMENDMENT #2

1317 NORTH MAIN STREET
HOLLY SPRINGS, NORTH CAROLINA 27540

NORTH CAROLINA LANDSCAPE ARCHITECT SEAL 2027 SARA RUNGE DONOHUE NOT FOR CONSTRUCTION PRELIMINARY

REVISIONS

NO.	DATE	
1	04. 24. 2025	REVISED PER TOHS 1ST REVIEW COMMENTS
2	05. 22. 2025	REVISED PER TOHS 2ND REVIEW COMMENTS

PLAN INFORMATION

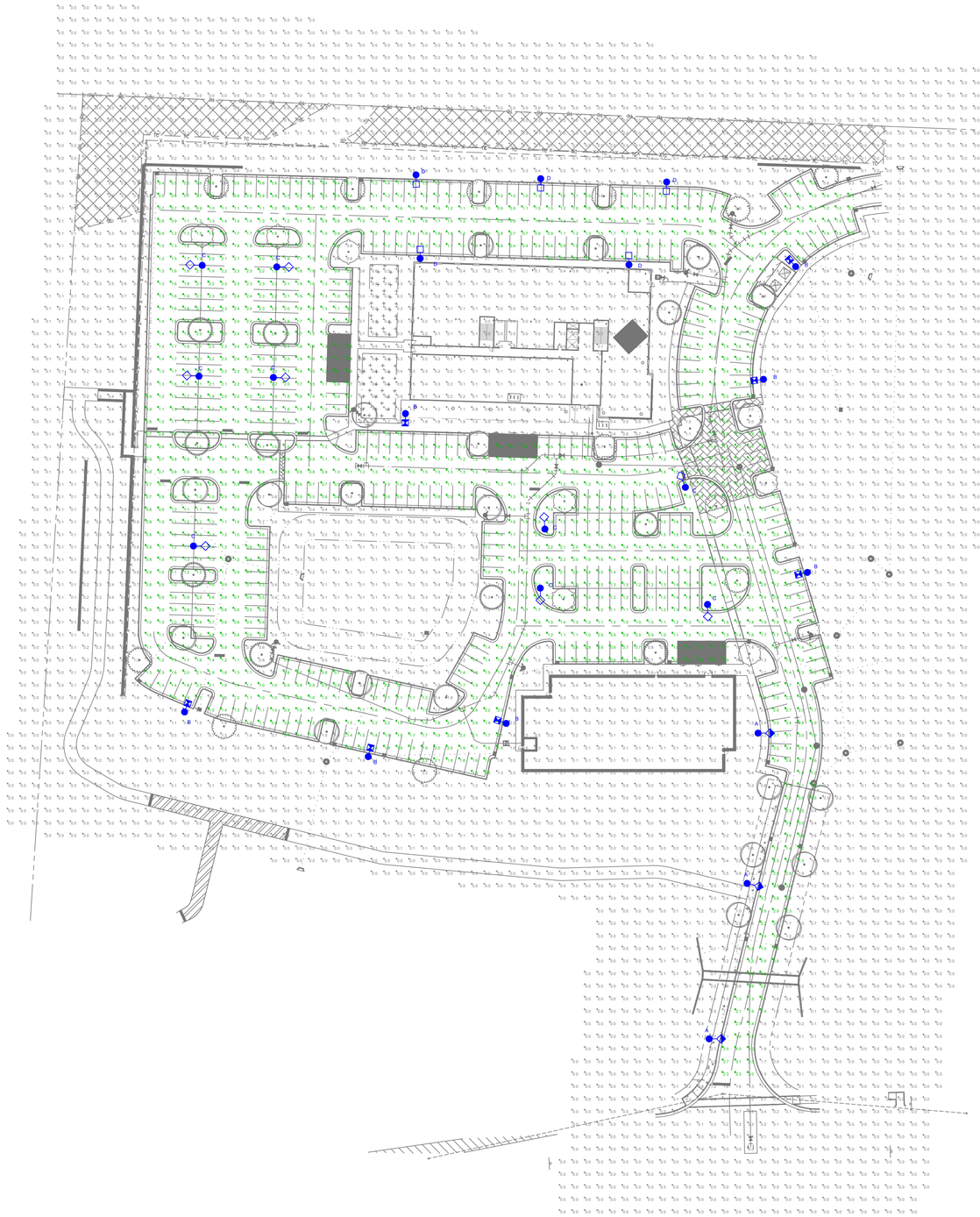
PROJECT NO.	CAP-22003
FILENAME	CAP22003-LS1
CHECKED BY	ACP / MDS
DRAWN BY	MCG
SCALE	
DATE	03.07.25

SHEET

LANDSCAPE BUFFER NOTES AND DETAILS

L5.03

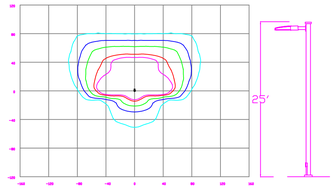
M:\Projects\CAP\CAP22003\04-Production\Engineering\Current Drawings\Development Plan Amendment\20201102Sht-DALS1.dwg, 5/22/2025 1:29:25 PM, Adam Pike



ISOFOOTCANDLE CURVES

FIXTURE: LED150W SHOEBOX
MOUNTING HEIGHT: 25 FT
LIGHT SOURCE: LED'S, 4000K, 70 CRI
LUMENS = 19500
PATTERN: TYPE IV B3-U0-G4 (zero light s t or above 90 degrees)
NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION FOR INITIAL FOOTCANDLES. DIVIDE THE READINGS BELOW BY .85

ASSY# LFIX-SBX-LED-150-BLK-IV-MULTIV-----P
POLE ASSY# LPOLE-AA-STL-25FT-BLK-GO-----P (BLACK)
BRACKET ASSY# LBKT-SIDE-SIGN-BLK-ARV-STL-----P (BLACK)

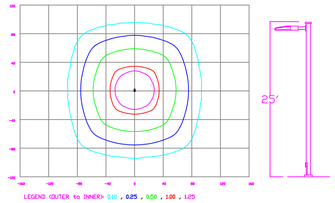


LEGEND <OUTER to INNER> 010 , 025 , 050 , 100 , 125

ISOFOOTCANDLE CURVES

FIXTURE: LED150W SHOEBOX
MOUNTING HEIGHT: 25 FT
LIGHT SOURCE: LED, 4000K, 70 CRI
LUMENS = 19500
NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LED LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION FOR INITIAL FOOTCANDLES. DIVIDE THE READINGS BELOW BY .85

ASSY# LFIX-SBX-LED-150-BLK-V-MULTIV-----P
POLE ASSY# LPOLE-AA-STL-25FT-BLK-GO-----P (BLACK)
BRACKET ASSY# LBKT-SIDE-SIGN-BLK-ARV-STL-----P (BLACK)

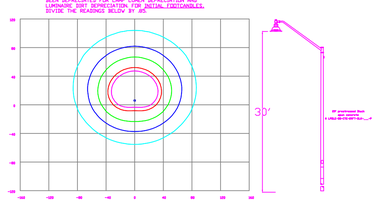


LEGEND <OUTER to INNER> 010 , 025 , 050 , 100 , 125

ISOFOOTCANDLE CURVES

FIXTURE: LED150W SANIBEL
MOUNTING HEIGHT: 25 FT
LIGHT SOURCE: 150w LED's, 3000K, 70 CRI (QUALFI)
PATTERN: TYPE III, B3-U0-G3 (zero light s t or above 90 degrees)
LUMENS = 19500
NOTE: THE FOOTCANDLE READINGS BELOW ARE MAINTAINED AND HAVE BEEN DEPRECIATED FOR LAMP LUMEN DEPRECIATION AND LUMINAIRE DIRT DEPRECIATION FOR INITIAL FOOTCANDLES. DIVIDE THE READINGS BELOW BY .85

ASSY # LFIX-SAN-LED-150-BLK-III-3000K-____-P

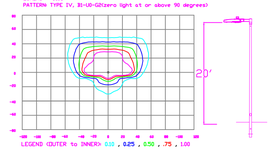


LEGEND <OUTER to INNER> 0100 , 0250 , 0500 , 1000

ISOFOOTCANDLE CURVES

FIXTURE: LED 50w Shoebox
MOUNTING HEIGHT: 16 FT
LIGHT SOURCE: LED, 3000K
LUMENS = 6105
PATTERN: TYPE IV, B1-U0-G0(zero light s t or above 90 degrees)

POLE ASSY # LPOLE-DB-FG-25FT-BLK-----P
FIXTURE ASSY # LFIX-SBX-LED-50-BLK-IV-3000K-____-P
BRACKET # LBKT-TOP-14IN-BLK-ET-SQL-____-P



LEGEND <OUTER to INNER> 0.10 , 0.25 , 0.50 , .75 , 1.00

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.4 fc	4.1 fc	0.4 fc	10.3:1	3.5:1

Schedule

Symbol	Label	Quantity	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor
	A	3	LED 150w Sanibel - Type III - 4000K	1	15269	0.85
	B	7	LED 150w Shoebox - Type IV - 4000K	48	385	0.85
	C	9	LED 150w Shoebox - Type V - 4000K	48	408	0.85
	D	5	LED 50w Shoebox - Type IV - 3000K	16	382	0.85

NO.	DATE	REVISION	BY
Rev C	06/14/23	Updated Site Plan	NJ
Rev B	09/16/21	Updated Site Plan	NJ

DISTANCE CALIBRATION <INCHES>
0 0.5 1.0 2.0 3.0 4.0

LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy. Any inaccuracies in the supplied information, differences in luminaire installation, lighted area geometry including elevation differences, reflective properties of surrounding surfaces, obstructions (foliage or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will also affect results.

DUKE ENERGY. PROGRESS

PROPRIETARY & CONFIDENTIAL

This document together with the concepts and designs presented herein, presented as an instrument of service, is the sole property of Duke Energy, and is intended only for the specific purpose and prospective client as stated in the title block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design or any information contained herein by the prospective customer or other entities, including without limitation, architects, engineers, or equipment manufacturers is hereby expressly prohibited and shall not be permitted absent prior written consent from, and payment of compensation to Duke Energy. Duke Energy disclaims any liability or responsibility for any unauthorized use of or reliance on this document.

1317 Main Street
Holly Springs, NC
SITE LIGHTING ARRANGEMENT

Designed by DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by N. Johnson
Scale 1" = 50'
Date 06/14/2023
Size Drawing size "D"
Description LED Shoebox & Sanibel
Drawing No. 21-0171C
Sht. 1 OF 1

Outdoor Lighting



SHOEBOX LED
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	150 | 220 | 420 | 530 watts
Mounting height	25', 30', 35'
Color	Black | Bronze | Gray | White
Pole	Fiberglass *(1 or 2 fixtures per pole)* Decorative tapered metal Decorative square metal
Applications	Neighborhoods Roadways Shopping centers

Light source: LED (white)
Wattage: 150 | 220 | 420 | 530 watts
Light pattern: IES Type V | Type IV (forward throw) | Type III
IESNA cutoff classification: Full-cutoff
BUG rating: 150W Type III = B2U0G3 / Type IV = B3U0G4 / Type V = B5U0G3
220W Type III = B2U0G4 / Type IV = B3U0G4 / Type V = B4U0G3
420W Type IV = B3U0G5 / Type V = B5U0G5
530W Type IV = B3U0G5 / Type V = B5U0G5
Color temperature: 4,000K

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Round tapered decorative metal*	35'	Black, Bronze
Decorative square metal*	25' and 30'	Black, Bronze, Gray, White
Fiberglass	25' and 30'	Black *(1 or 2 fixtures per pole)* Gray *(1 or 2 fixtures per pole)*



light distribution pattern

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, email us at
DDLCarolinas@duke-energy.com.

DUKE ENERGY. PROGRESS

BUILDING A SMARTER ENERGY FUTURE™

©2023 Duke Energy Corporation 232298 OUT 3/22

Outdoor Lighting



SANIBEL LED
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	50 | 150 watts
Mounting height	12', 16', 29'
Color	Black
Pole	Smooth, round concrete
Applications	Neighborhoods Parks Pathways/walkways Shopping centers Streets

Light source: LED (white)
Wattage: 50 | 150 watts
Lumens: 6,358 | 6,773 | 16,160
Light pattern: IESNA Type III
IESNA cutoff classification: Full-cutoff
BUG rating: B2U0G2
Color temperature: 3,000K (50W) | 4,000K (50W/150W)



light distribution pattern

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Smooth, round concrete	12', 16', 29'	Black

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

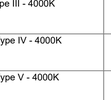
For additional information, contact
us at DDLCarolinas@duke-energy.com.

DUKE ENERGY. PROGRESS

BUILDING A SMARTER ENERGY FUTURE™

©2023 Duke Energy Corporation 232298 OUT 3/22

Outdoor Lighting



PEDESTRIAN SHOEBOX LED
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	50 watts
Mounting height	12' - 17'
Color	Black
Pole	Aluminum Fiberglass Concrete Decorative aluminum
Applications	Neighborhoods Parks Shopping centers

Light source: LED (white)
Wattage: 50 watts
Lumens: 6,105 | 6,458
Light pattern: IESNA Type IV
IESNA cutoff classification: Full-cutoff
BUG rating: Type IV = B1U0G2
Color temperature: 3,000K | 4,000K



light distribution pattern

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Aluminum	12', 15', 17'	Black
Fiberglass	16'	Black
Fluted Concrete	13'	Black
Decorative Aluminum	12', 16'	Black

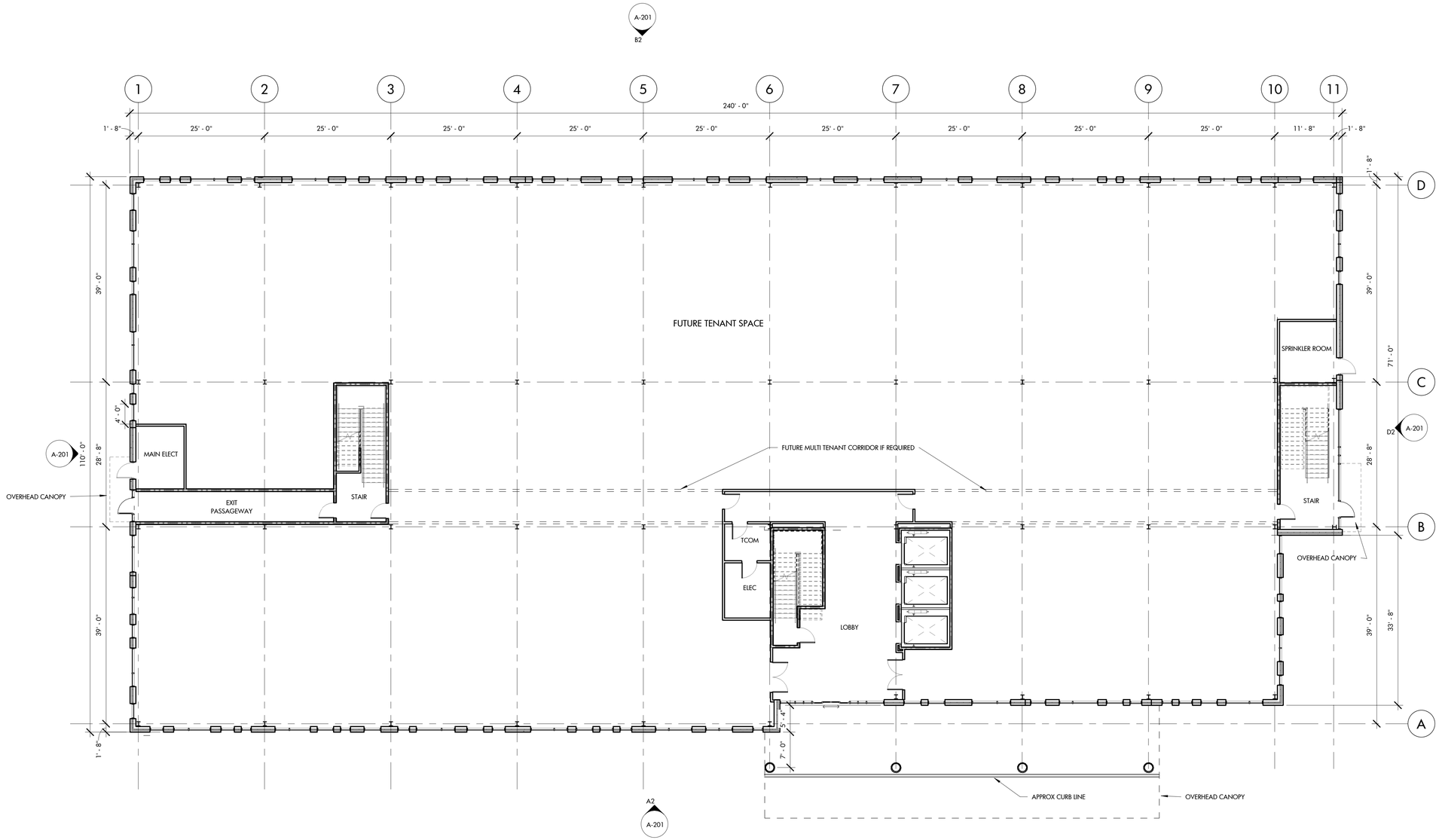
FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact
us at DDLCarolinas@duke-energy.com.

DUKE ENERGY. PROGRESS

BUILDING A SMARTER ENERGY FUTURE™

©2023 Duke Energy Corporation 232298 OUT 3/22



A1 / A-101 LEVEL 1 PLAN
3/32" = 1'-0"

HAGERSMITH

ARCHITECTURE | INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

300 S. DAWSON STREET
RALEIGH, NC 27601 | 919.821.5547
www.hagersmith.com

© COPYRIGHT 2025

SEALS





PROJECT 000-000

HOLLY SPRINGS MEDICAL OFFICE BUILDING

SPORTSMANSHIP WAY
HOLLY SPRINGS, NC

CONSULTANTS

CLIENT

CAPITAL ASSOCIATES

DRAWING TITLE

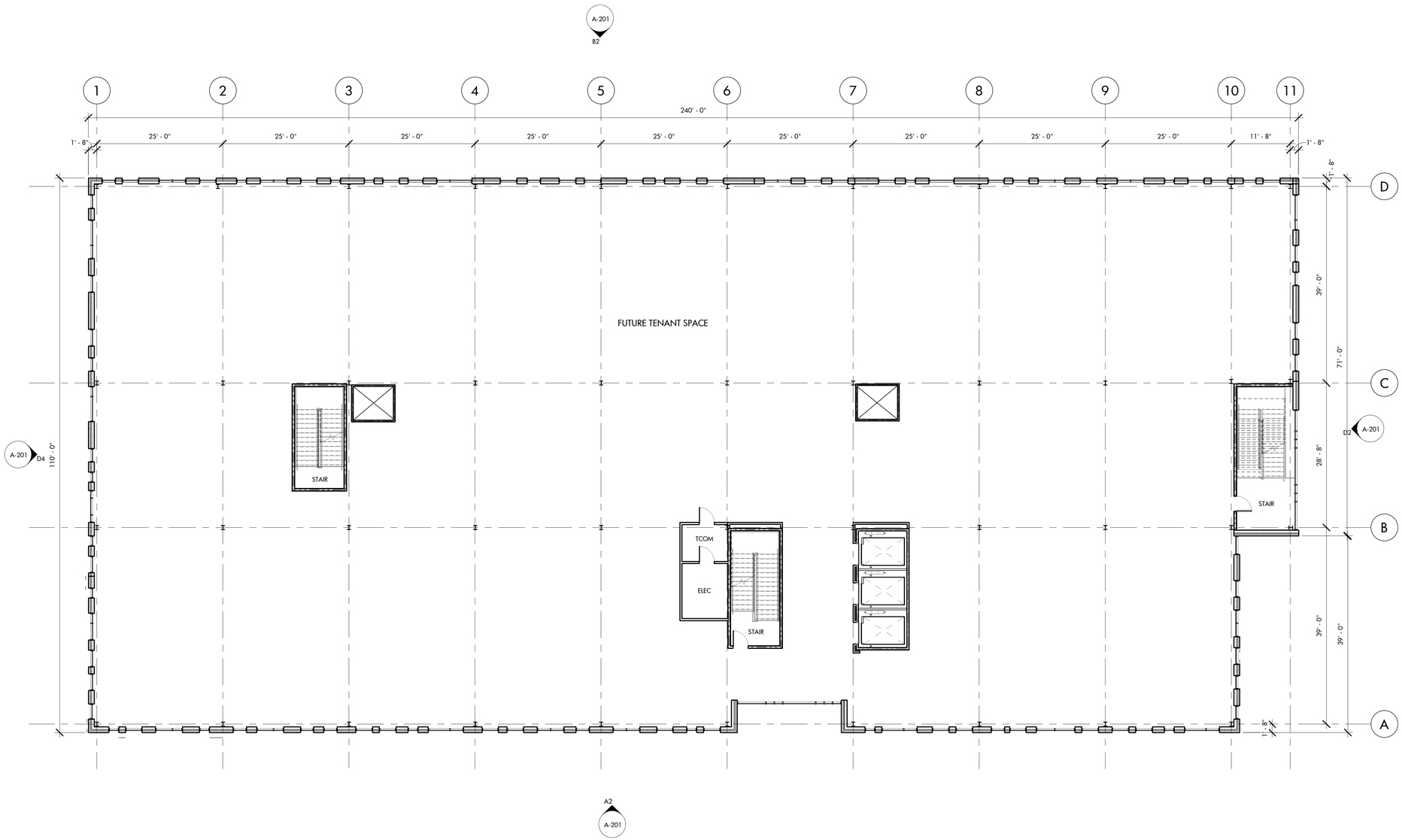
FIRST FLOOR PLAN

REVISIONS

NUMBER	DESCRIPTION	DATE

DRAWN BY CML
CHECKED BY BDG
DATE ISSUED 3/7/25 ___ OF ___

A-101



A1 / A-102 FLOOR PLANS 2 AND 3
3/32" = 1'-0"

HAGERSMITH
ARCHITECTURE | INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

300 S. DAWSON STREET
RALEIGH, NC 27601 | 919.821.5547
www.hagersmith.com
© COPYRIGHT 2025

SEALS





PROJECT 000-000

HOLLY SPRINGS MEDICAL OFFICE BUILDING

SPORTSMANSHIP WAY
HOLLY SPRINGS, NC

CONSULTANTS

CLIENT

CAPITAL ASSOCIATES

DRAWING TITLE

UPPER FLOOR PLANS

REVISIONS

NUMBER	DESCRIPTION	DATE

DRAWN BY CML
CHECKED BY BDG
DATE ISSUED 3/6/25 ___ OF ___

A-102



D2 A-201 EAST 3/32" = 1'-0"



D4 A-201 WEST 3/32" = 1'-0"



B2 A-201 NORTH 3/32" = 1'-0"



A2 A-201 SOUTH 3/32" = 1'-0"

HOLLY SPRINGS UDO CONFORMANCE NOTES:

GENERAL
1. BUILDING IS CONSIDERED A LARGE BUILDING - APPROX 77,273 GROSS SF

BUILDING MATERIALS
SEE SHEET A-202 FOR MATERIAL DESIGNATIONS

1. THE TYPE 1 BUILDING MATERIAL IS BRICK AND IS REQUIRED TO BE AT LEAST 60% OF EACH ELEVATION (EXCLUDING GLASS)
SOUTH = 8132 TOTAL SF X .60 = 4879 SF REQUIRED
6531 SF PROVIDED
NORTH = 9028 TOTAL SF X .60 = 5417 SF REQUIRED
7382 SF PROVIDED
EAST = 3230 TOTAL SF X .60 = 1939 SF REQUIRED
2767 SF PROVIDED
WEST= 3783 TOTAL SF X .60 = 2270 SF REQUIRED
3089 SF PROVIDED

2. THE PRIMARY BRICK IS LIMITED TO 2 COLORS (BLACK AND GRAY)

3. THE TYPE 2 MATERIAL IS ALUMINUM WOOD LOOK SIDING/CLADDING - NO RESTRICTIONS
SOUTH = 1601 SF PROVIDED
NORTH = 1646 SF PROVIDED
EAST = 463 SF PROVIDED
WEST= 694 SF PROVIDED

BULK AND MASSING
1. SEE ELEVATIONS FOR BASE, MIDDLE, AND CAP MASSING DESIGNATIONS. SEE BELOW FOR PERCENTAGE OF FACADE HEIGHT
BASE = 25%
MIDDLE = 62% - GREATER THAN THE 50% REQUIRED
TOP = 13%

VERTICAL VARIATION
1. ALONG THE MAJORITY OF THE BUILDING WE HAVE BRICK COLUMNS FROM GROUND FLOOR TO THE ROOF AT DIFFERING WIDTHS APART BUT NONE LARGER THAN THE 75' MAX. THERE ARE CHANGES IN PLANE OVER 2" AT ALL WINDOW OPENINGS ALOGN THESE VERTICAL ELEMENTS

ROOF EXPRESSION
1. ROOF LINE STANDARDS DO NOT APPLY TO ROOF LINE OF A BUILDING 3 STORIES OR TALLER

FACADE ACTIVATION
1. THERE ARE NO BLANK WALLS OVER 20'

2. PRIMARY BUILDING ENTRANCE IS VISIBLE FROM A PUBLIC RIGHT OF WAY AND IS EASILY IDENTIFIABLE DUE TO A CHANGE IN MATERIAL AND A DROP OFF CANOPY

HUMAN SCALE ELEMENTS
1. A COMBINATION OF PUNCHED OPENINGS AND BRICK DETAILING (CHANGES IN COURSING) ARE PROVIDED VERTICALLY IN THE FIRST 15' OF THE FACADE

ALL OTHER FACADE STANDARDS
1. ALL ELEVATIONS ARE DESIGNED TO MEET THE STANDARDS

SCREENING
1. A ROOF SCREEN SHALL BE INSTALLED ON THE ROOF TO BLOCK ALL VIEWS TO HVAC EQUIPMENT

TRANSPARENCY
SEE ELEVATIONS FOR HATCHED AREAS SHOWING VISION GLASS. ALL UNHATCHED GLASS IS SPANDREL AND IS NOT TRANSPARENT

GROUND FLOOR - 20% TRANSPARENCY REQUIRED
UPPER LEVELS - 15% TRANSPARENCY REQUIRED

NORTH ELEVATION GROUND FLOOR TRANSPARENCY = 50%
NORTH ELEVATION SECOND FLOOR TRANSPARENCY = 20%
NORTH ELEVATION THIRD FLOOR TRANSPARENCY = 16%

EAST ELEVATION GROUND FLOOR TRANSPARENCY = 48%
EAST ELEVATION SECOND FLOOR TRANSPARENCY = 30%
EAST ELEVATION THIRD FLOOR TRANSPARENCY = 24%

SOUTH ELEVATION GROUND FLOOR TRANSPARENCY = 57%
SOUTH ELEVATION SECOND FLOOR TRANSPARENCY = 24%
SOUTH ELEVATION THIRD FLOOR TRANSPARENCY = 20%

WEST ELEVATION GROUND FLOOR TRANSPARENCY = 50%
WEST ELEVATION SECOND FLOOR TRANSPARENCY = 26%
WEST ELEVATION THIRD FLOOR TRANSPARENCY = 20%

SIGNAGE AND ADDRESS
1. ALL SIGNAGE TO BE PERMITTED SEPERATLY WITH A SIGN PERMIT
2. PROVIDE 6" MIN TALL ADDRESS/SUITE NUMBERS ON BUILDING. COORDINATE FINAL LOCATION WITH OWNER AND TOWN

HAGERSMITH
ARCHITECTURE | INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

300 S. DAWSON STREET
RALEIGH, NC 27601 | 919.821.5547
www.hagersmith.com
© COPYRIGHT 2025

SEALS





PROJECT 000-000

HOLLY SPRINGS MEDICAL OFFICE BUILDING

SPORTSMANSHIP WAY
HOLLY SPRINGS, NC

CONSULTANTS

CLIENT

CAPITAL ASSOCIATES

DRAWING TITLE

EXTERIOR ELEVATIONS

REVISIONS

NUMBER	DESCRIPTION	DATE
1	Development Plan Amendment 2nd Submittal	4/24/25

DRAWN BY CML
CHECKED BY BDG
DATE ISSUED 3/6/25 ___ OF ___

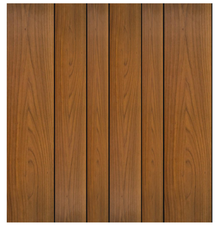
A-201



CANOPY
ALUMINUM COMPOSITE METAL PANEL CLAD
DROP OFF CANOPY - CHARCOAL GRAY



1" LOW-E GLASS
GUARDIAN GLASS SUNGUARD SNX 62/27
CLEAR IN BLACK ANODIZED ALUMINUM FRAMING



WOOD CLADDING
LONGBOARD ARCH PRODUCTS - ALUM WOOD GRAIN LOOK CLADDING - LIGHT CHERRY

TYPE 2 MATERIAL



LIGHT GRAY MODULAR BRICK
BELDEN - SMOKY GRAY VELOUR

TYPE 1 - PRIMARY MATERIAL



BLACK MODULAR BRICK
BELDEN - BLACK DIAMMOND VELOUR

TYPE 1 - PRIMARY MATERIAL



HAGERSMITH
ARCHITECTURE | INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

300 S. DAWSON STREET
RALEIGH, NC 27601 | 919.821.5547
www.hagersmith.com

© COPYRIGHT 2025

SEALS





PROJECT 000-000

HOLLY SPRINGS MEDICAL OFFICE BUILDING

SPORTSMANSHIP WAY
HOLLY SPRINGS, NC

CONSULTANTS

CLIENT

CAPITAL ASSOCIATES

DRAWING TITLE

EXTERIOR BUILDING MATERIALS

REVISIONS

NUMBER	DESCRIPTION	DATE

DRAWN BY CML
CHECKED BY BDG
DATE ISSUED 3/6/25 ___ OF ___

A-202

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 5.

New Business
Title: Town Council Official Action Overview
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive project updates.
  - 20-MAS-02-A02 Oakview Innovation Park Master Plan Major Amendment & 23-DP-13 Genesuites Pod C Development Plan.
  - 24-MAS-01 Cass Holt Crossing Major Subdivision Plan.
  - 24-REZ-02 4500 Old Holly Springs Apex Road Rezoning.
  - 25-REZ-01 1220 N Main (Overlook) Rezoning.

Explanation:

Background:

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 6.

New Business
Title: Committee Reports
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive updates from Planning Board representatives for:
  - Land Use Advisory Committee (LUAC)
  - Tree Advisory Committee (TAC)

Explanation:

- The Planning Board appoints members to represent the Board on various committees.

Background:

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 7.

New Business
Title: Development Services Report
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sean Ryan, Development Services

Action(s):

- Receive Development Services Department updates.

Explanation:

Background:

Funding Source(s):

Attachment(s):
None

Holly Springs Planning Board

Planning Board Meeting Agenda Cover Sheet

Agenda Item#: 8.

New Business
Title: Other Business
Strategic Priority Area: Growth Management & Economic Vitality
Staff Resource: Sean Ryan, Development Services

Action(s):

Explanation:

Background:

Funding Source(s):

Attachment(s):
None